

TITLE NOT EXAMINED

Send tax notice to:

Dana Carol Glasscox
Linda Lee DeLeon
5487 Spring Creek Road
Montevallo, AL 35115

This instrument prepared by:
F.A. Branscomb Beavers, Esq.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20210319000138680 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/19/2021 11:01:57 AM FILED/CERT

TO CLEAR TITLE

DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid to Larry Wayne Greenhill, an unmarried man, ("Grantor") by Dana Carol Glasscox and Linda Lee DeLeon ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, subject to the matters hereinafter set forth, any and all interest of Grantor in and to the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

The Southwest Quarter of Southeast Quarter (SW ¼ of SE ¼) and the South Half of Northwest Quarter of Southeast Quarter (S ½ of NW ¼ of SE ¼) And all that part of the Southwest Quarter (SW ¼) lying East of the Montevallo and Ashville Public Road, except Twenty (20) Acres, more or less, conveyed to W. R. Walker by Deed recorded in Deed Book 56, page 10, in the Probate Office of Shelby County, Alabama; all of said property being situated in Section 23, Township 21, Range 3 West, in Shelby County, Alabama.

That part of the North half of the SW ¼; also that part of the SE ¼ of the SW ¼, that lies East of the new Montevallo-Siluria Road. Situated in Section 23, Township 21, Range 3W, situated in Shelby County, Alabama.

The subject real estate is not the homestead of Grantor.

The purpose of this deed is to clear title.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2021 and subsequent years, not yet due and payable.
2. Easements and rights-of-way of record, if any.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

The undersigned Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said real estate; that said real estate is free from all encumbrances except as set forth hereinabove; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and Grantor's heirs and assigns shall, warrant and defend the same to Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the 18th day of MARCH, 2021.

Larry Wayne Greenhill
Larry Wayne Greenhill

STATE OF ALABAMA)
 :
SHELBY COUNTY)

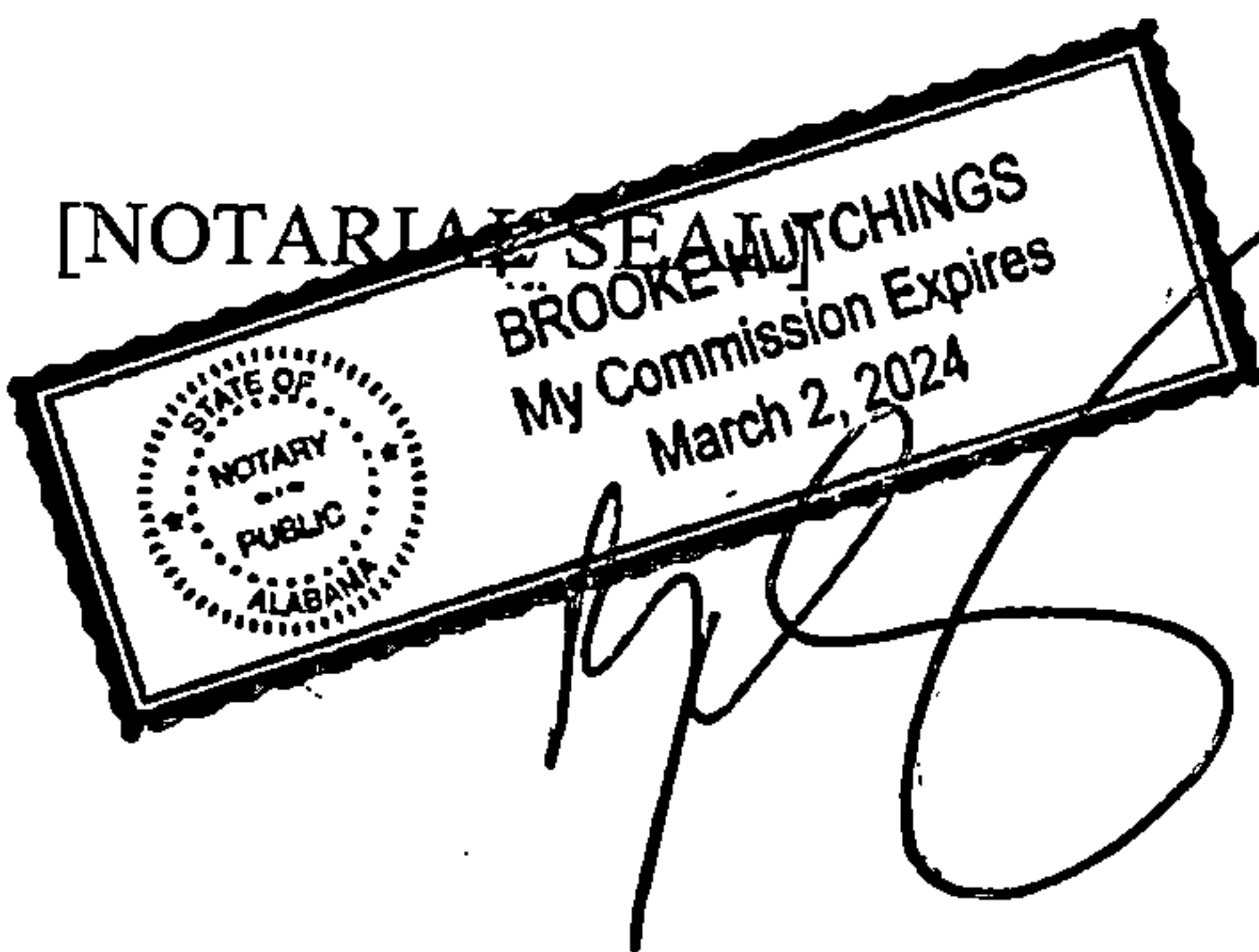

20210319000138680 2/3 \$29.00
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I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry Wayne Greenhill, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 18 day of March, 2021.

Brooke Hutchings
Notary Public

My commission expires: 3-2-2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry Wayne Greenhill
Mailing Address 2111 1st Ave. W., Apt. 53
Maylene, AL 35114

Grantee's Name Dana Carol Glasscox
Mailing Address Linda Lee DeLeon
5487 Spring Creek Rd.
Montevallo, AL 35115

Property Address _____

Date of Sale _____
Total Purchase Price \$0.00



or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal ☐ Deed-Grantor has no interest in the property
☐ Sales Contract ☒ Other and executed the Deed to clear title.
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-18-21

☒ Unattested
[Signature]
(verified by)

Print Larry Wayne Greenhill

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one