

05/10/2021 01:33:11 PM FILED/CERT

This document p	repared by:) ,
Name: Firm/Company: Address: City, State, Zip: Phone: AL Bar #:	Christopher B. Greene Attorney-At-Law 400 East Stone Avenue Greenville, SC 29601 864-252-6544 ASB-3638-E30C))))))))))Above This Line Reserved For Official Use Only
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INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

WARRANTY DEED

STATE OF ALABAMA **COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John B. Green, Jr., hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto John B. Greene, Jr. and Cecilia Greene, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

	See Legal Description Attached as Exhibit A incorporated by reference as though set forth in fu	ı11
\boxtimes	Legal Description:	

Commencing at the southeast corner of the southeast quarter of the northeast quarter of Section 5, Township 22 South, Range 3 West, and run thence north a distance of 89 feet to the point of beginning of the lot hereinafter conveyed; run thence west 210 feet; run thence north 59.4 feet to the southwest corner of the Gertrude Kirkley Lot; run thence east and along the south line of the Kirkley Lot, a distance of 210 feet to a point, run thence south 59.4 feet, more or less, to the point of beginning, and being a part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 3 West, and situated in Shelby County, Alabama.

One Lot or parcel of land 76 ft. north and south by 150 ft. east and west, more or less, in the Town of Dogwood, described as follows:

The SE corner of the SE quarter of the NE quarter of Section 5, Township 22, Range 3 West and more particularly described as follows: Bounded on the east by section line running North and South. On the South by Tuscaloosa public road. On the west by Lot of R. F. McKibbon. On the north by lot of said McKibbon known as the Red House, to the above described lines may extend to center of public roads running East and West and North and South. The above described lot being known as the Shop Lot, situated in Shelby County, Alabama.

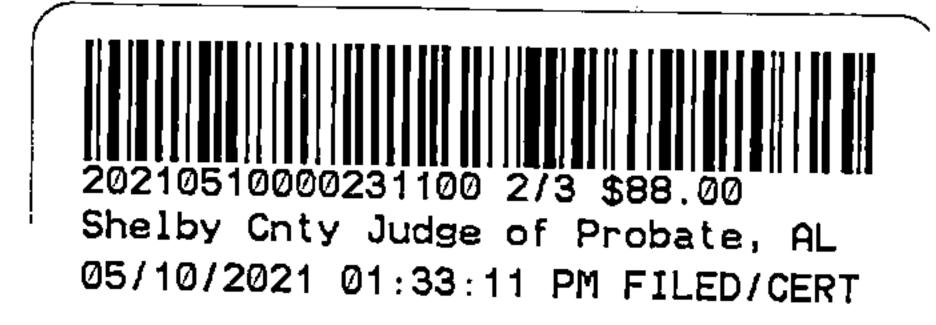
Beginning at the NW corner of an 8 acre tract off the south side of NW 1/4 of NW 1/4, Section 4, Township 22, Range 3 West, and run thence southerly along the west boundary of said 8 acre tract to the NW corner of SW 1/4 of NW 1/4 of said section; thence continue southerly along the west boundary of said SW 1/4 of NW 1/4, 13 chains, more or less to the NW corner of the 13 acre tract conveyed to Oscar Allen by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 50, at page 81; thence East along the north line of said Oscar Allen lot as described in said deed 13 chains, more or less, to the SW corner of a 19 acre tract of land conveyed to J. L. Lovelady by deed recorded in the Probate Office of Shelby County, Alabama, in Deed book 49, page 511; thence northerly along the west side of J. L. Lovelady's tract of land as described in said deed, 850 feet, more or less, to point on the North boundary of said SW 1/4 of NW 1/4, thence continue northerly and parallel with the west boundary of NW 1/4 of NW 1/4 to a point on the North boundary of said first mentioned 8 acre tract, thence westerly along the North boundary of said 8 acre tract to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Warranty Deed

Shelby County, AL 05/10/2021 State of Alabama Deed Tax: \$60.00



GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2021 and subsequent years shall be paid by Grantees.

The property herein conveyed is not a part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the 2 day of _

Signature of Grantor

John B. Green, Jr. Type/Print Name

Signed, Sealed and Delivered in the presence of:

Witness

Witness

STATE OF ALABAMA

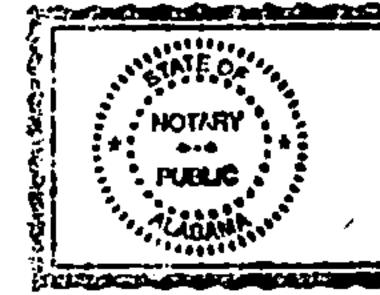
I, a Notary Public, hereby certify that John B. Green, Jr. whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 2\ day of \

Notary Public

Print Name

My commission expires:



KIM MILSTEAD My Commission Expires November 2, 2022

Grantor(s) Name, Address, phone:

John B. Green, Jr. P.O. Box 265 Maplesville, AL 36750 (334) 366-4356

Grantee(s) Name, Address, phone:

John B. Greene, Jr. and Cecilia L. Greene P.O. Box 265 Maplesville, AL 36750 (334) 366-4356

SEND TAX STATEMENTS TO GRANTEE

Real Estate Sales Validation Form

This L	Document must be filed in acco	ordance wi	th Code of Alabama	1975, Section 40-22-1
Grantor's Name Mailing Address	John B. Green, P.O, BOX 265 Maplesville, AL 36758	<u>J</u> .,	Grantee's Nam	e John B. Greene Jr. and Se cecilia Greene Proi Box 265
Property Address			Date of Sa otal Purchase Pric	
202105100000231100 3/3 Shelby Cnty Judge of P 05/10/2021 01:33:11 PM	\$88.00 robate, AL	 Asse	or stual Value or ssor's Market Value	\$ ie \$ 119,600 t value = \$ 159.8002
	ne) (Recordation of docum	nentary ev	vidence is not requ	the following documentary aired) t., Shelby Co., AL.
	locument presented for receithis form is not required.	ordation o	contains all of the	required information referenced
	d mailing address - provide ir current mailing address.	Instruct the name		persons conveying interest
Grantee's name an to property is being	d mailing address - provide conveyed.	the name	e of the person or	persons to whom interest
Property address -	the physical address of the	property	being conveyed, i	f available.
Date of Sale - the c	late on which interest to the	property	was conveyed.	
	e - the total amount paid fo the instrument offered for r		chase of the prope	rty, both real and personal,
conveyed by the in		. This may	y be evidenced by	rty, both real and personal, being an appraisal conducted by a
excluding current uresponsibility of val	led and the value must be described and the value must be described and the property for property to Alabama 1975 § 40-22-1	y as dete ax purpos	rmined by the loca	· · · · · · · · · · · · · · · · · · ·
accurate. I further u		tatements	s claimed on this fo	ined in this document is true and orm may result in the imposition
Date 1/21/2	021	¿ Print/	John E	Greene JR
Unattested	(verified by)	Sign	Grantor Gra	ntee/Owner/Agent) circle/one Form RT-1