

This document prepared by:)
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AL Bar #: ASB-3638-E30C)
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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 full
☒ 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 21 day of April, 2021.

John B Green Jr
Signature of Grantor

John B. Green, Jr.
Type/Print Name

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness

S. Caldwell
Witness

STATE OF ALABAMA
Bibb COUNTY

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 21 day of April, 2021.

[Signature]
Notary Public

Print Name Kim Milstead

My commission expires:
11/2/22



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

Grantor's Name John B. Greene, Jr.
Mailing Address P.O. BOX 265
Maplesville, AL
36750

Grantee's Name John B. Greene, Jr. and
Mailing Address Cecilia Greene
P.O. Box 265
Maplesville, AL 36750

Property Address PARCEL #
27204 0002 003.000

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 119,600



20210510000231100 3/3 \$88.00
Shelby Cnty Judge of Probate, AL
05/10/2021 01:33:11 PM FILED/CERT

1/2 market value \$59,800

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other TAX Dept., Shelby Co., AL

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 4/21/2021

Print John B Greene Jr

Unattested

(verified by)

Sign

John B. Greene Jr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1