

THIS INSTRUMENT WAS PREPARED BY:

**Tommy B. Majors IV, Attorney at Law
The Majors Law Firm, LLC
3684 Cahaba Beach Rd
Birmingham, AL 35242**

**Send Tax Notice to:
Andrew Schroeder
5036 Greystone Way
Birmingham, AL 35242**

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of Ten-and-00/100-Dollars (\$10.00), in hand paid to the undersigned Andrew Schroeder and Monica Schroeder, neither married, ("Grantors"), by Andrew Schroeder, not married, ("Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these present, grant, bargain, sell, and convey unto Grantee the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Property Address: 5036 Greystone Way, Birmingham, AL 35242

Legal Description: Lot 5-B, according to a Resubdivision of Lots 5-A and 6-A of a Resurvey of Lots 5 and 6, Greystone 4th Sector, and Lot 7 of Greystone, 4th Sector, as recorded in Map Book 23, Page 15, in the Probate Office of Shelby County, Alabama.

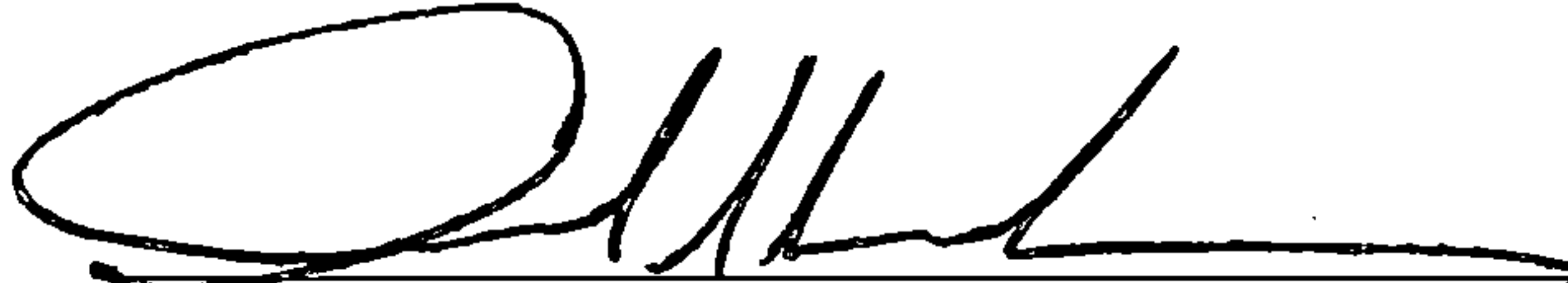
Grantors were divorced in Shelby County, Alabama on 28 June 2021.

The property being conveyed through this instrument is the homestead of the Grantors.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said Grantee, their heirs and assigns, forever; and said Grantors do for themselves, their successors and assigns covenant with the said Grantee, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs and assigns shall, warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 14th day of July, 2021.

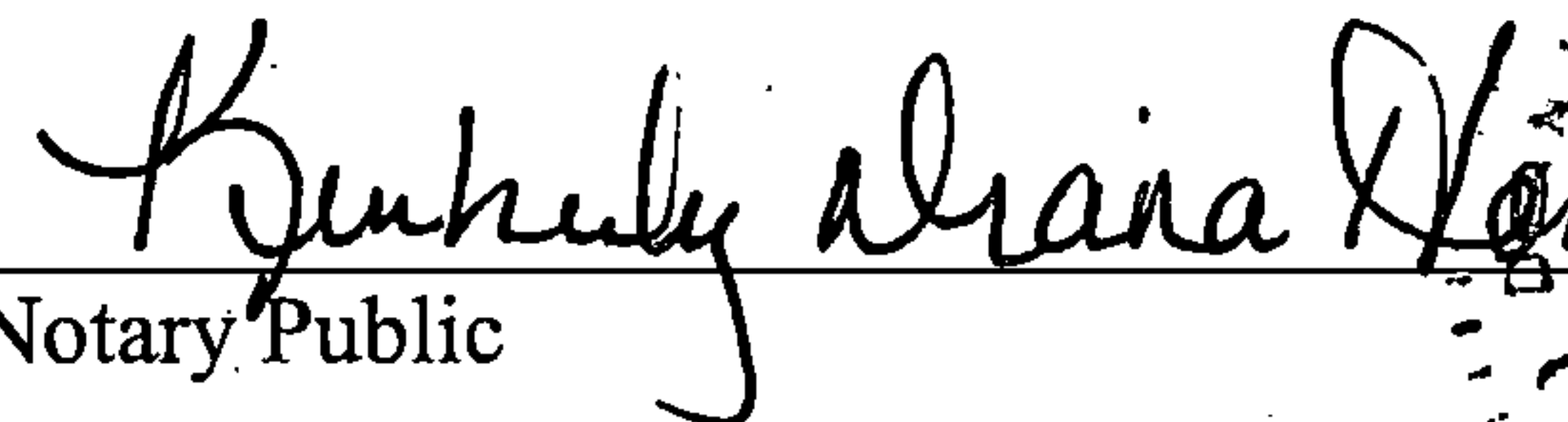

Andrew Schroeder

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Schroeder 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of July, 2021.

SEAL


Notary Public

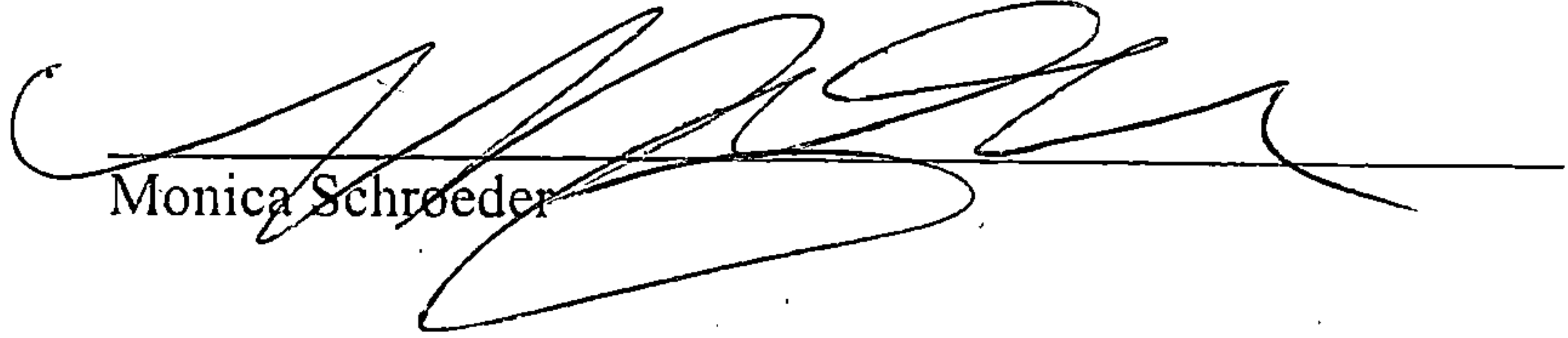
My Commission Expires: 2-7-22



KIMBERLY DIANA HOWARD
NOTARY PUBLIC
STATE OF ALABAMA

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 15th day of

July, 2021.

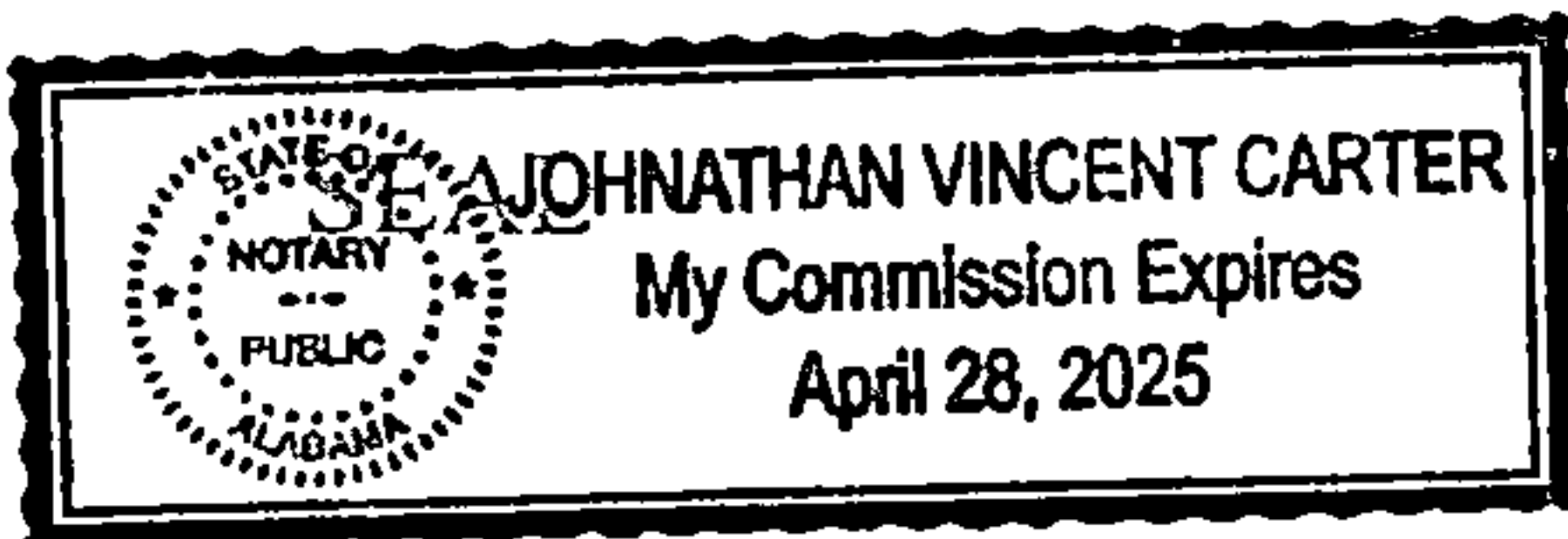

Monica Schroeder

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monica Schroeder 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of July, 20 21.




Notary Public

My Commission Expires: April 28, 2025

Real Estate Sales Validation Form

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

Grantor's Name Andrew and Monica Schroeder
Mailing Address _____
5036 Greystone Way
Birmingham, AL 35242

Grantee's Name Andrew Schroeder
Mailing Address _____
5036 Greystone Way
Birmingham, AL 35242

Property Address 5036 Greystone Way
Birmingham, AL 35242

Date of Sale 7/14/2021

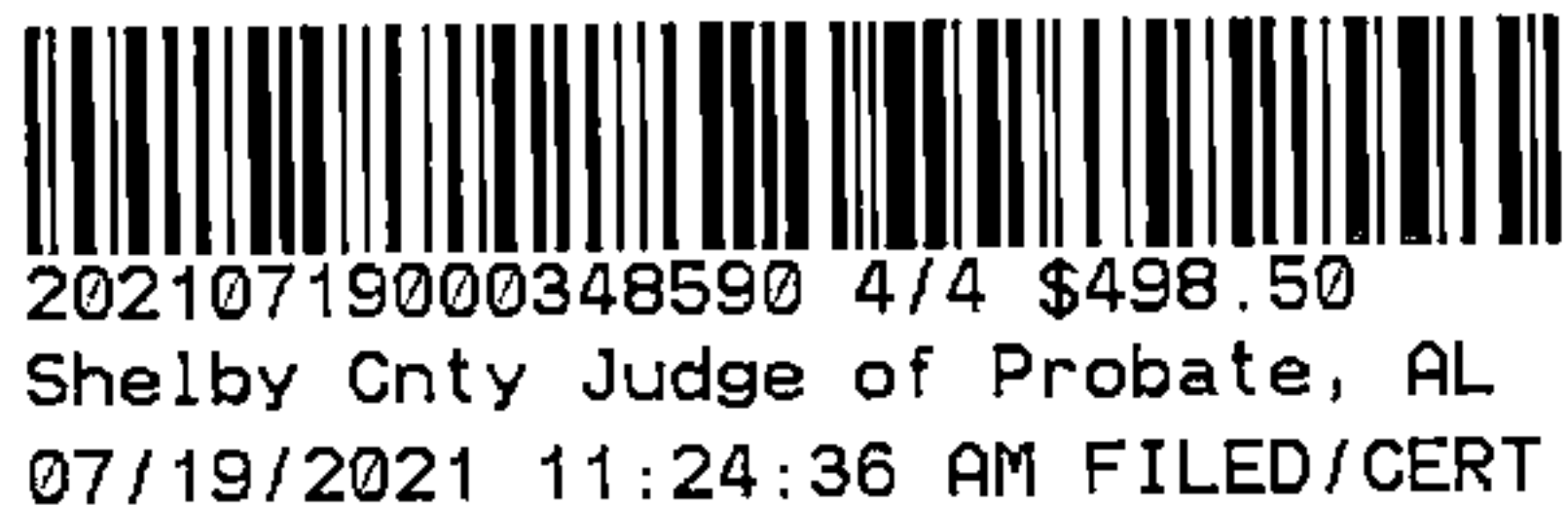
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 934,800 @ 0.5% interest 467,400



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 |
| ☐ Sales Contract | ☒ Other Shelby County Tax Assessor |
| ☐ 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 7/14/2021

Print Andrew R. Schroeder

☐ Unattested

(verified by)

Sign

(Grantor, Grantee, Owner/Agent) circle one