

**PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION**

This instrument was prepared by  
MASSEY, STOTSER & NICHOLS, P.C.  
Michael D. Brymer  
1780 Gadsden Highway  
Birmingham, Alabama 35235

Send Tax Notice To:  
Michael E. Barber  
and Priscilla McDonald  
517 Griffin Lake Trace  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Ten and No/100 dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Michael E. Barber, a married man (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Michael E. Barber and Priscilla McDonald, (herein referred to as GRANTEE, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

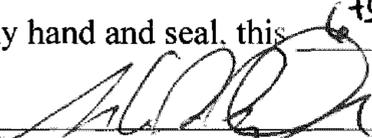
Lot B-137, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase2A, as recorded in Map Book 53, Page 23 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the current year and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for themselves, their heirs, executors and assigns, covenant with said GRANTEE, their heirs, executors, and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors, and assigns forever, against the lawful claims of all persons.

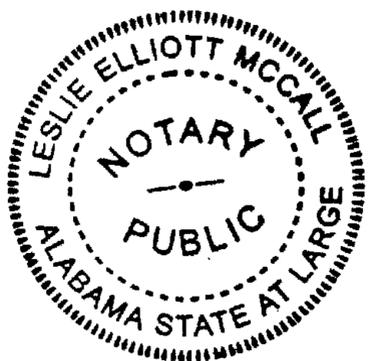
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6<sup>th</sup> day of August, 2021.

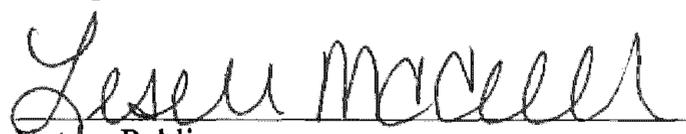
  
Michael E. Barber

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Michael E. Barber, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of August, 2021.



  
Notary Public

My Commission Expires 8/20/24

**Real Estate Sales Validation Form**

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

Grantor's Name Michael E. Barber  
 Mailing Address 517 Griffin Lake Trace  
Birmingham, AL 35242

Grantee's Name Michael E. Barber and Priscilla McDonald  
 Mailing Address 517 Griffin Lake Trace  
Birmingham, AL 35242

Property Address 517 Griffin Lake Trace  
Birmingham, AL 35242

Date of Sale August 6, 2021  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 512,341.00

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 Adding wife to deed  
 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 08/06/2021

Unattested



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/10/2021 11:27:30 AM  
 S537.50 JOANN  
 20210810000388290

(verified by)

*Ann S. Byrd*

Print Michael E. Barber

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one