



20210903000430850 1/3 \$306.00  
Shelby Cnty Judge of Probate, AL  
09/03/2021 08:46:33 AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Stephen K. Greene  
Stephen K. Greene, LLC  
400 Union Hill Drive, Suite 100  
Birmingham, AL 35209

**SEND TAX NOTICE TO:**

Danny Joe McClary  
5350 Greystone Way  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged we, VALERIE S. MENNEN, also known as VALERIE S. MENNEN-MCCLARY, and husband DANNY JOE MCCLARY, do grant, bargain, sell and convey unto

DANNY JOE MCCLARY and VALERIE S. MENNEN-MCCLARY

(herein referred to as "Grantees"), husband and wife, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the current and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 17, Page 54, or otherwise of record.

NO TITLE OPINIONS WERE REQUESTED AND NONE WERE PERFORMED. LEGAL DESCRIPTIONS WERE PROVIDED BY GRANTOR.

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



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one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor's Mailing Address: 5350 Greystone Way, Birmingham, AL 35242  
Grantees' Mailing Address: 5350 Greystone Way, Birmingham, AL 35242  
Property Address: 5350 Greystone Way, Birmingham, AL 35242  
Assessor's Market Value: \$276,800 [ONE-HALF of assessed value used because deed is being recorded to add one spouse (Danny Joe McClary) to title]

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 Section 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 16th day of August, 2021.

Valerie S. Mennen  
VALERIE S. MENNEN

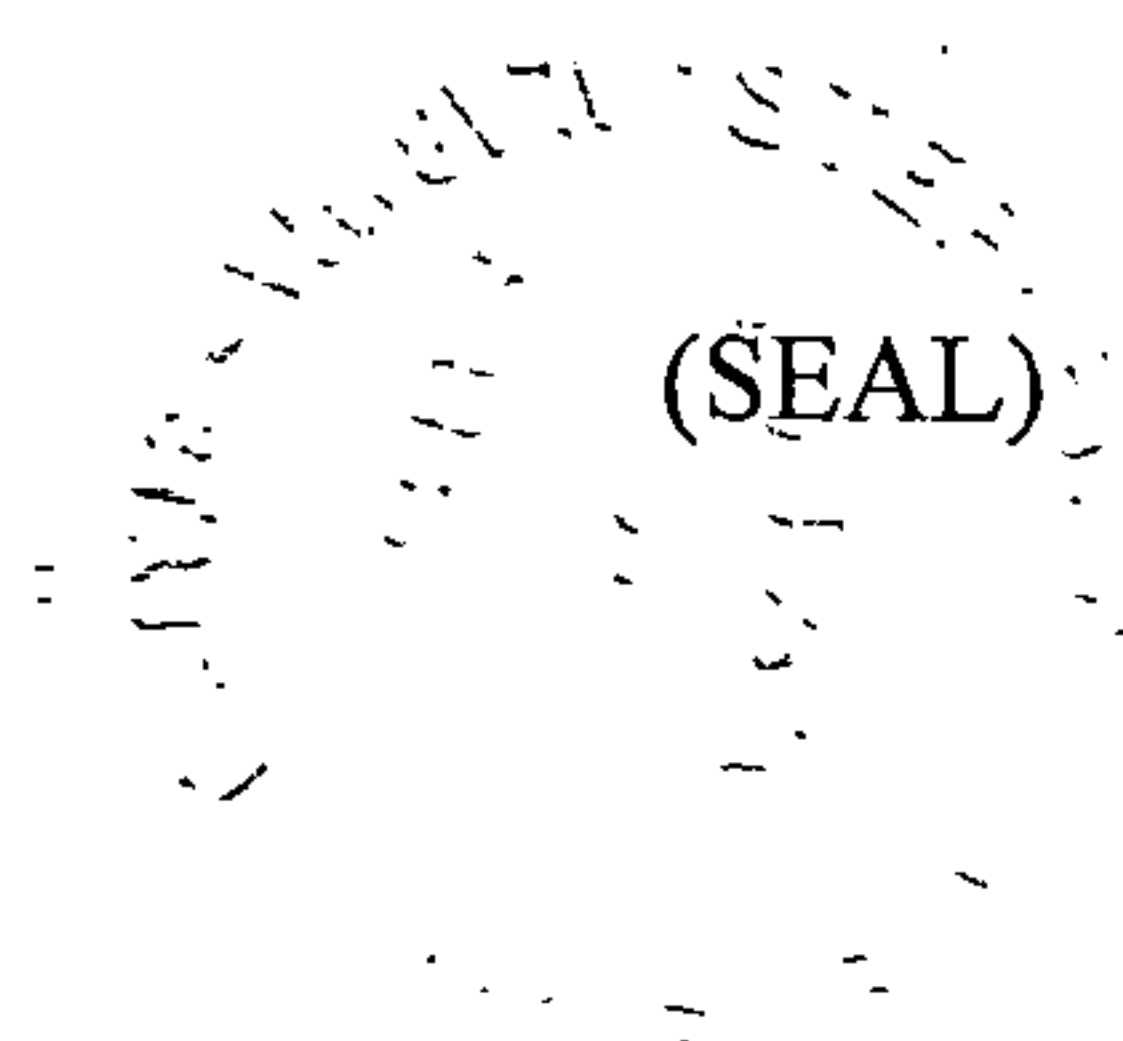
Danny Joe McClary  
DANNY JOE MCCLARY

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Valerie S. Mennen, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of August, 2021.



Stephen K. Greer  
Notary Public  
My Commission Expires: 4/11/24



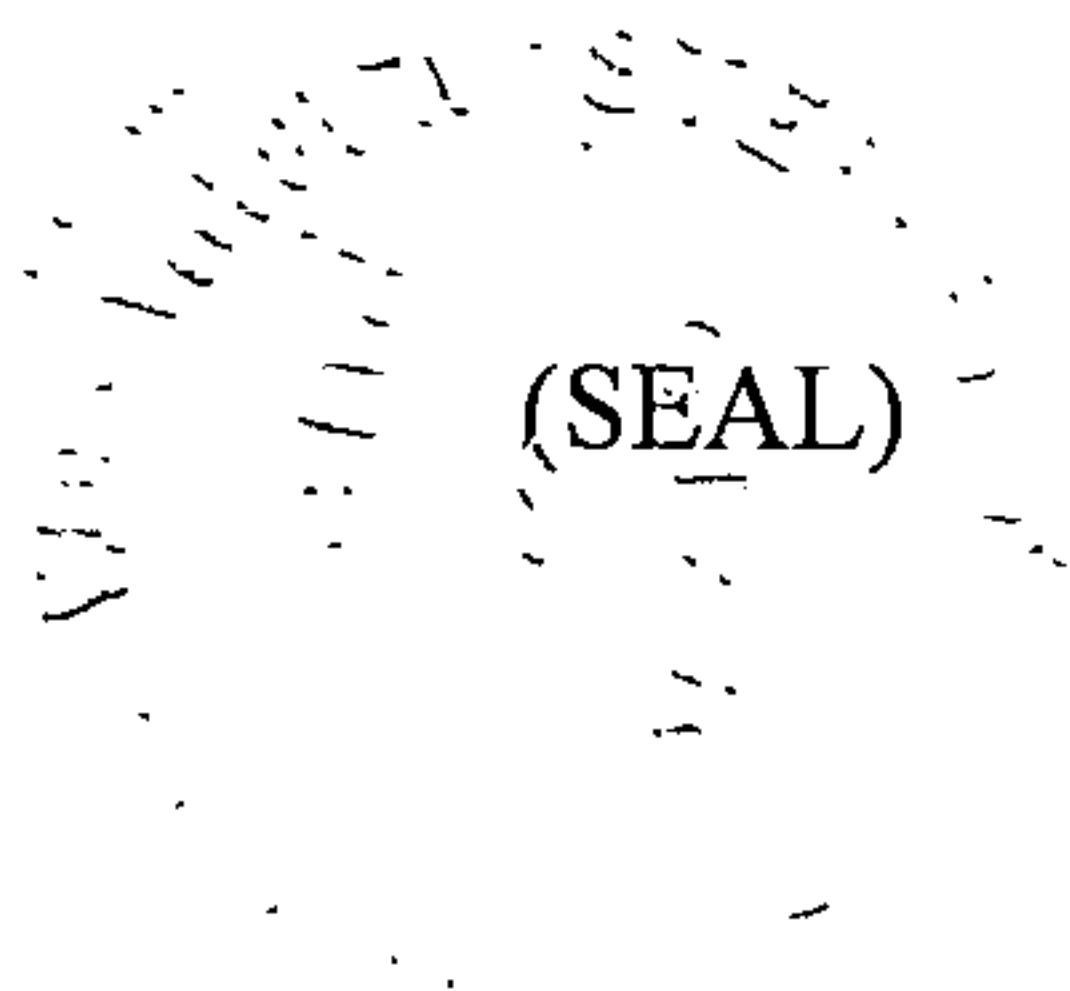
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STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Danny Joe McClary, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16<sup>th</sup> day of August, 2021.



*Stephen K. Guse*

Notary Public

My Commission Expires: 4/11/24