

**Prepared By and Return To:**  
Paul Michael Kemp  
Access Title & Closing Group, LLC  
Attn: Paul Kemp  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216  
AL-21-00163-RET

Send Property Tax Notice to:  
Nicholas Adam Wilson and  
Dana Michelle Wilson  
371 Greystone Glen Circle  
Birmingham, AL 35242

20210920000456610  
09/20/2021 01:56:27 PM  
DEEDS 1/4

**GENERAL WARRANTY DEED  
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that

**Marc Wilson and Norine B. Wilson, a married couple**

For and in consideration of the sum of FIVE HUNDRED FORTY-TWO THOUSAND SEVEN HUNDRED DOLLARS, (\$542,700.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

**Nicholas Adam Wilson and Dana Michelle Wilson**

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**Lot 18-A, according to a resurvey of Lots 18 through 21 & 33 through 35, of The Glen Estates, as recorded in Map Book 19, Page 57, in the Office of the Judge of Probate, Shelby County, Alabama.**

**Commonly known as 371 Greystone Glen Circle, Birmingham, AL 35242**

Source of Title: Joint Tenants With Right of Survivorship Warranty Deed from Tab Bisignani and Ruth Green Wright Bisignani, husband and wife to Marc Wilson and Norine B. Wilson, dated 06/17/1998, and recorded on 06/25/1998, at Instrument #1998-23592, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is is not the homestead of the Grantors.

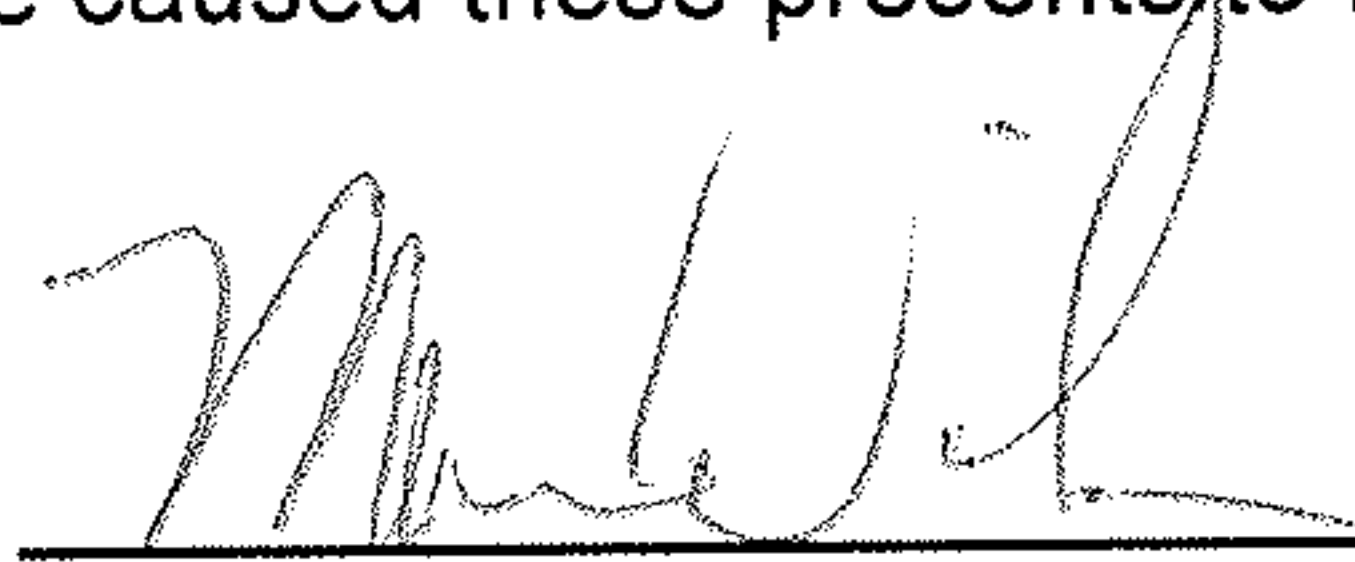
This Deed is being simultaneously recorded with a 1<sup>st</sup> Purchase Money Mortgage with a face amount of \$407,000.00 and a 2<sup>nd</sup> Purchase Money Mortgage with a face amount of \$135,700.00.

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, then to his/her/their heirs and assigns, in Fee Simple, forever.

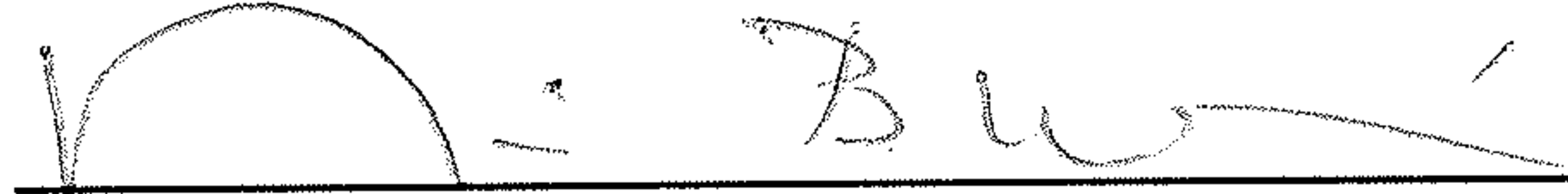
This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 20 day of August, 2021.



Marc Wilson



Norine B. Wilson

STATE OF Alabama

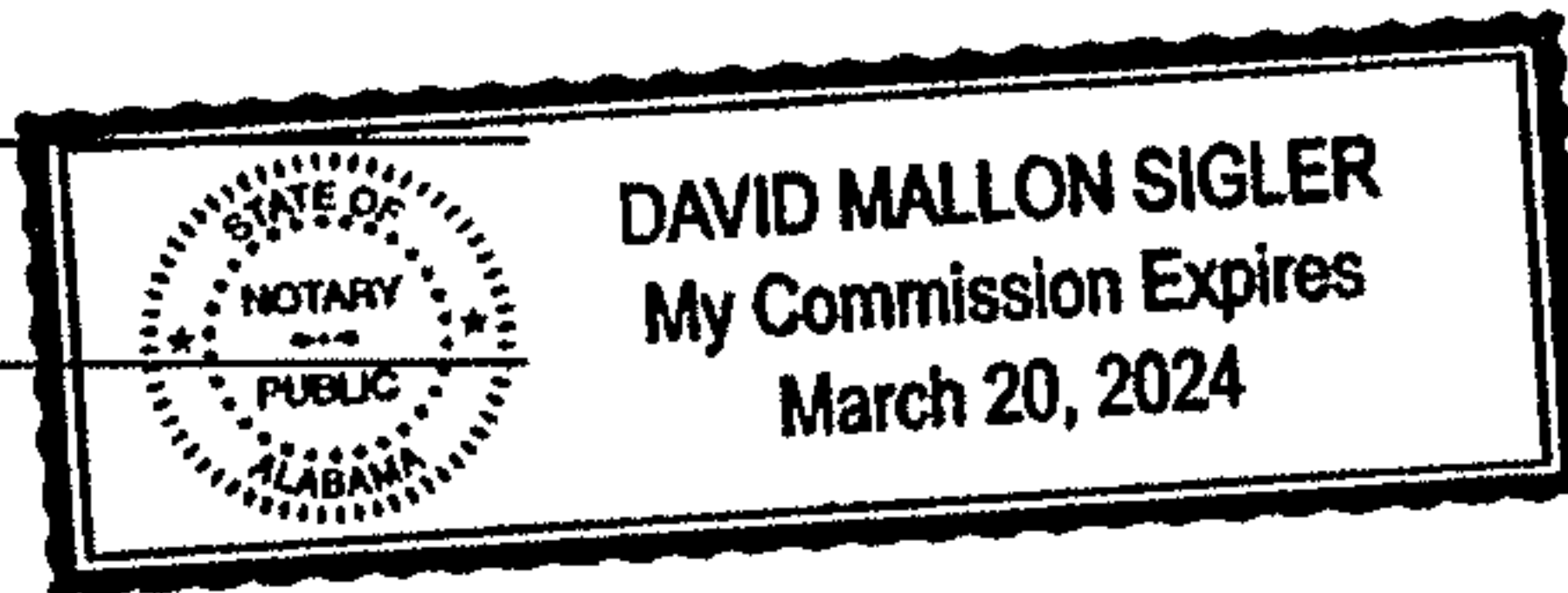
COUNTY OF Jefferson

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Marc Wilson**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 20<sup>th</sup> day of August, 2021.

Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



STATE OF Alabama

COUNTY OF Jefferson

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Norine B. Wilson**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 20<sup>th</sup> day of August, 2021.

Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



STATE OF \_\_\_\_\_

## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Marc Wilson and Norine B. Wilson

Mailing Address: 371 Greystone Glen Circle  
Birmingham AL 35242

Property Address:

371 Greystone Glen Circle  
Birmingham, AL 35242

Grantee's Name: Nicholas Adam Wilson and Dana Michelle Wilson

Mailing Address: 371 Greystone Glen Circle  
Birmingham, AL 35242

Date of Sale:

Total Purchase Price:

\$542,700.00

Or

Actual Value

Or

Assessor's Market Value

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

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 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 is 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: 8-20-21☐ Unattested

Verified by:

Print: Access Title &amp; Closing Group, LLC

Sign: [Signature]

(Grantor/Grantee/Owner/AGENT) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/20/2021 01:56:27 PM  
\$574.00 CHERRY  
20210920000456610

FORM RT-1

Alex S. Bayl