

This document prepared by:  
Law Office of John A. Gant, PC  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Donald and Judith Perry  
7041 Inverness Green Ln.  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, MICHELLE A. HORNBERGER, as Personal Representative of the Estate of Mary Elaine Hornberger, deceased, Probate Case No. PR-2021-000691, Shelby County, Alabama (herein referred to as GRANTOR) do grant, bargain, sell and convey unto DONALD PERRY and JUDITH PERRY, as joint tenants with rights of survivorship (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama:


Lot 16, according to the Survey of Inverness Green, as recorded in Map Book 21, page 6, in the Probate Office of Shelby County, Alabama.

Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 30<sup>th</sup> day of November, 2021.

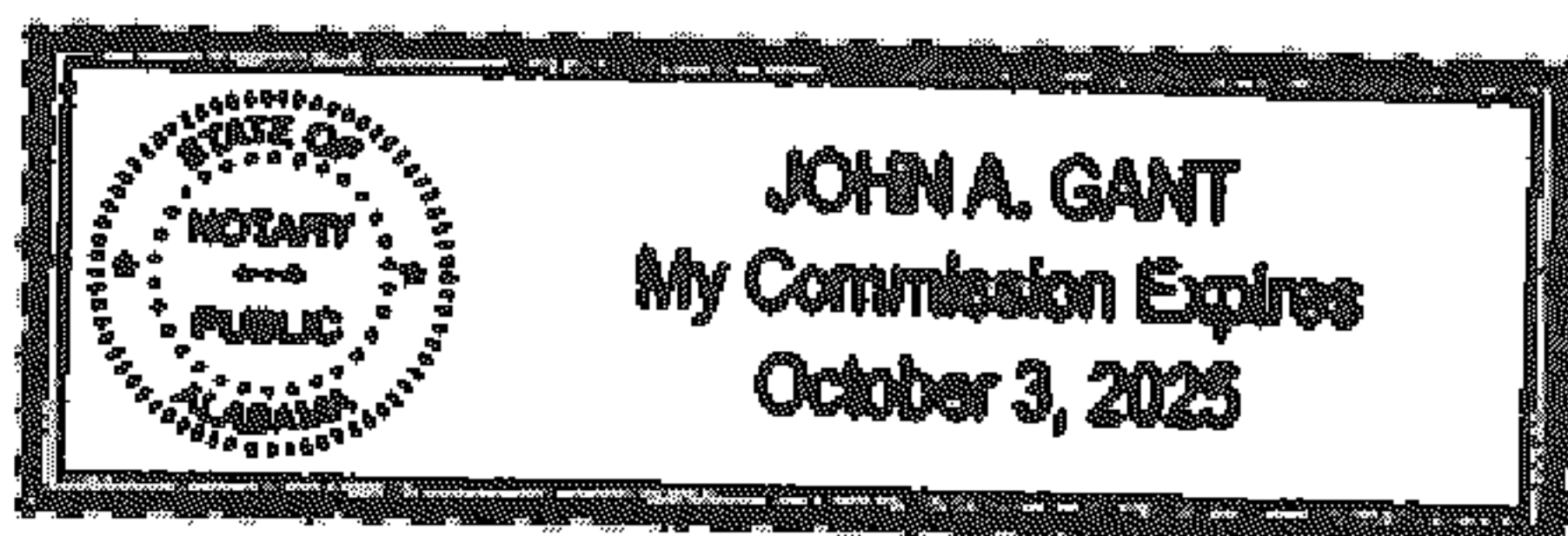


MICHELLE A. HORNBERGER, as  
Personal Representative of the Estate of Mary  
Elaine Hornberger, deceased, Probate Case No.  
PR-2021-000691, Shelby County, Alabama

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MICHELLE A. HORNBERGER, as Personal Representative of the Estate of Mary Elaine Hornberger, deceased, Probate Case No. PR-2021-000691, Shelby County, Alabama 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 official seal this the 30<sup>th</sup> day of November, 2021.

  
NOTARY PUBLIC JOHN A. GANT  
My commission expires: 10/3/2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Estate of Mary Elaine Hornberger</u>	Grantee's Name	<u>Donald &amp; Judith Perry</u>
Mailing Address	<u>914 Westover Dr.</u>	Mailing Address	<u>7041 Inverness Green Ln.</u>
	<u>Homewood, AL 35209</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>7041 Inverness Green Ln.</u>	Date of Sale	<u>11/30/2021</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 400,000.00</u>
Filed and Recorded		or	
Official Public Records		Actual Value	<u>\$</u>
Judge of Probate, Shelby County Alabama, County		or	
Clerk		Assessor's Market Value	<u>\$</u>
Shelby County, AL			
12/01/2021 10:04:44 AM			
\$108.00 JOANN			
20211201000572620			



The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

**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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11/30/2021

Print John A. Gant

Sign *John A. Gant*  
 (Owner) (Agent) circle one