



20220404000135310 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
04/04/2022 11:03:42 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Yashiba Glenn Blanchard 920 Trinity Court Birmingham, AL 35242
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STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Ten Thousand and No/100 Dollars (\$610,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **HIROKO KUBA and husband, TADASHI KUBA**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **YASHIBA GLENN BLANCHARD** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 629, according to the Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, Page 21, in the Probate Office of Shelby County, Alabama.

The above property is conveyed subject to:

Ad Valorem taxes due and payable October 1, 2022 and all subsequent years thereafter.

Existing covenants, easements, restrictions, building set back lines, and limitations of record.

\$594,750.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, her heirs, executors, administrators and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims and demands of all persons, except as hereinabove provided.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$15.50



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th
day of July, 2021.

[Signature]
Witness

[Signature]
Witness

[Signature]
HIROKO KUBA

[Signature]
TADASHI KUBA

~~U.S. CONSULATE or EMBASSY~~)

~~COUNTRY OF~~)

~~COUNTY OF~~)

JAPAN)
CITY OF TOKYO) SS:
EMBASSY OF THE UNITED STATES OF AMERICA)

I, the undersigned, a ~~Notary Public, in and for said County and State~~, hereby certify that
HIROKO KUBA and husband, TADASHI KUBA, whose names are signed to the foregoing
conveyance and who are known to me, acknowledged before me on this day that, being
informed of the contents of the Instrument, they executed the same voluntarily on the day the
same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of July, 2021.

[Signature]
NOTARY PUBLIC **U.S. Embassy, Tokyo, Japan**
My Commission Expires: INDEFINITE

Lee D. Groeneveld
Vice Consul

(must affix seal)





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Hiroko Kuba and
Tadashi Kuba

Grantee's Name Yashiba Glenn Blanchard

Mailing Address 2-1-1 Fujimino Nishi, I'm Fujimno
Nishi
Funimi, Saitama 354-0035 Japan

Mailing Address 920 Trinity Court
Hoover, AL 35242

Property Address 920 Trinity Court
Hoover, AL 35242

Date of Sale March 31, 2022

Total Purchase Price \$ 610,000.00

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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 _____

Print Clayton T. Sweeney, Agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one