

20220406000142020
04/06/2022 10:40:28 AM
QCDEED 1/3

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
68074290

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
346 Greystone Glen Circle
Birmingham, AL 35242-7136

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ANGELA MCLAUGHLIN**, a married woman, whose address is 346 Greystone Glen Circle, Birmingham, AL 35242-7136, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **PATRICK MCLAUGHLIN and ANGELA MCLAUGHLIN**, husband and wife, whose address is 346 Greystone Glen Circle, Birmingham, AL 35242-7136, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 9 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20090204000036260.

Parcel ID Number: 092040002002023

Commonly Known As: 346 Greystone Glen Circle, Birmingham, AL 35242-7136

Fair Market Value: \$635,722.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all

encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 22 day of December, 2020.

GRANTOR:

Angela McLaughlin
ANGELA MCLAUGHLIN

STATE OF Alabama;
COUNTY OF Shelby;

I, John Caldwell, a Notary Public for the State of Alabama, do hereby certify that ANGELA MCLAUGHLIN, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of December, 2020.



John Caldwell
Notary Public

My commission expires John Caldwell

**My Commission Expires
12/26/2023**

This instrument was prepared by:
Bill W. Pennington Esq. (AL Bar ID: PEM002)
735 Broad Street, Suite 306
Chattanooga, TN 37402

Real Estate Sales Validation Form

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

Grantor's Name ANGELA MCLAUGHLIN
Mailing Address _____
346 Greystone Glen Circle
Birmingham, AL 35242-7136

Grantee's Name PATRICK MCLAUGHLIN and
Mailing Address ANGELA MCLAUGHLIN
346 Greystone Glen Circle
Birmingham, AL 35242-7136

Property Address 346 Greystone Glen Circle
Birmingham, AL 35242-7136

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ **317,861 (AMV x 1/2)**
or
Assessor's Market Value \$ 635,722.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2022 10:40:28 AM
\$346.00 JOANN
20220406000142020



Allie S. Byrd

The purchase price or actual value ^{Allie S. Byrd} on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 12/22/20

Print Angela McLaughlin

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one