

State of Alabama)
County of Shelby)

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the value of (\$510,800.00) being the tax value, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, D. H. Marbury, IV and spouse Nancy C. Marbury, whose address is 835 Wall Street, Florence, Alabama 35630; Thomas H. Marbury and spouse Cindy A. Marbury, whose address is 208 Beech Street, Mountain Brook, Alabama 35213 and John C. Marbury and spouse Sharon J. Marbury [aka Shannon J. Marbury] whose address is 4240 Clairmont Avenue, Birmingham, Alabama 35222 (Grantors) do grant, bargain, sell and convey an undivided one half interest to John C. Marbury and Sharon J. Marbury as joint tenants with right of survivorship, whose address is 4240 Clairmont Avenue, Birmingham, Alabama 35222 (Grantees) and an undivided one half interest to Thomas H. Marbury and Cindy A. Marbury as joint tenants with right of survivorship whose address is 208 Beech Street, Mountain Brook, Alabama 35213 (Grantees) the following described real estate situated in Shelby County, Alabama to-wit:

LOT 29, ACCORDING TO THE SURVEY OF MOUNTAIN VIEW LAKE COMPANY,
SECOND SECTOR, AS RECORDED IN MAP BOOK 3, PAGE 150, RECORDED IN MAP
BOOK 8, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
aka 1830 Smyer Lake Road, Leeds, Alabama 35094

Subject to:

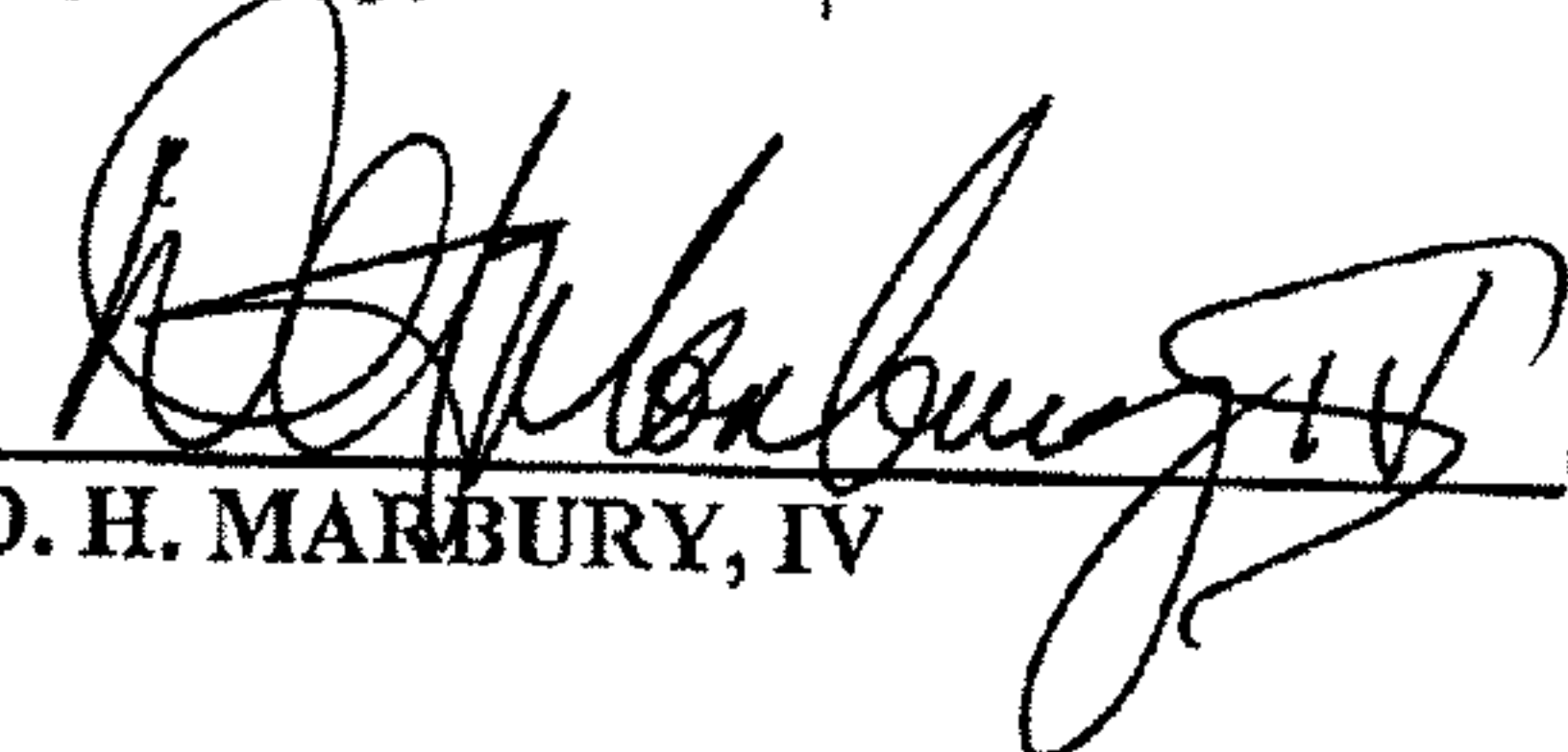
Ad Valorem Taxes due October 1, 2022.
Rights of other to use the private road as set out on the subdivision map and restrictions.
The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
Less and except any portion of subject property lying within a road right of way.
Rights of others in and to the use of easement for ingress/egress recorded in Deed Book 279, page 658; Deed Book 298, page 839; Instrument 1993-8109 and Instrument 1993-8108, in the Probate Office of Shelby County, Alabama.
Terms, Conditions, Reservations, Restrictions and Agreement recorded in Instrument 1993-8110, amended in Instrument 20051110000589330, amended in Instrument 20170628000230490, in the Probate Office of Shelby County, Alabama.
Agreement as recorded in Instrument 1993-8112, in the Probate Office of Shelby County, Alabama.
Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 180, page 35; Deed Book 182, page 25; Deed Book 184, page 172; Deed Book 185, page 475; in the Probate Office of Shelby County, Alabama.
Easement to the Water Works Board, as recorded in Real 69, page 423, in the Probate Office of Shelby County, Alabama.
Easement recorded in Real 173, page 924 in the Probate Office of Shelby County, Alabama.
Restrictions as recorded in Deed Book 172, page 236; Amended and Restated Restrictions as recorded in 20060808000382710; First Amendment as recorded in Instrument 20070706000318420; re-recorded in Instrument 20070730000353670; Second Amendment as recorded in Instrument 20090731000294630 and Third Amendment as recorded in Instrument 20120713000250680, in the Probate Office of Shelby County, Alabama.
Non-exclusive Easement Agreement for ingress, egress, and utilities as recorded in Instrument 20090917000355130, in the Probate Office of Shelby County, Alabama
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Real 62, page 378, in the Probate Office of

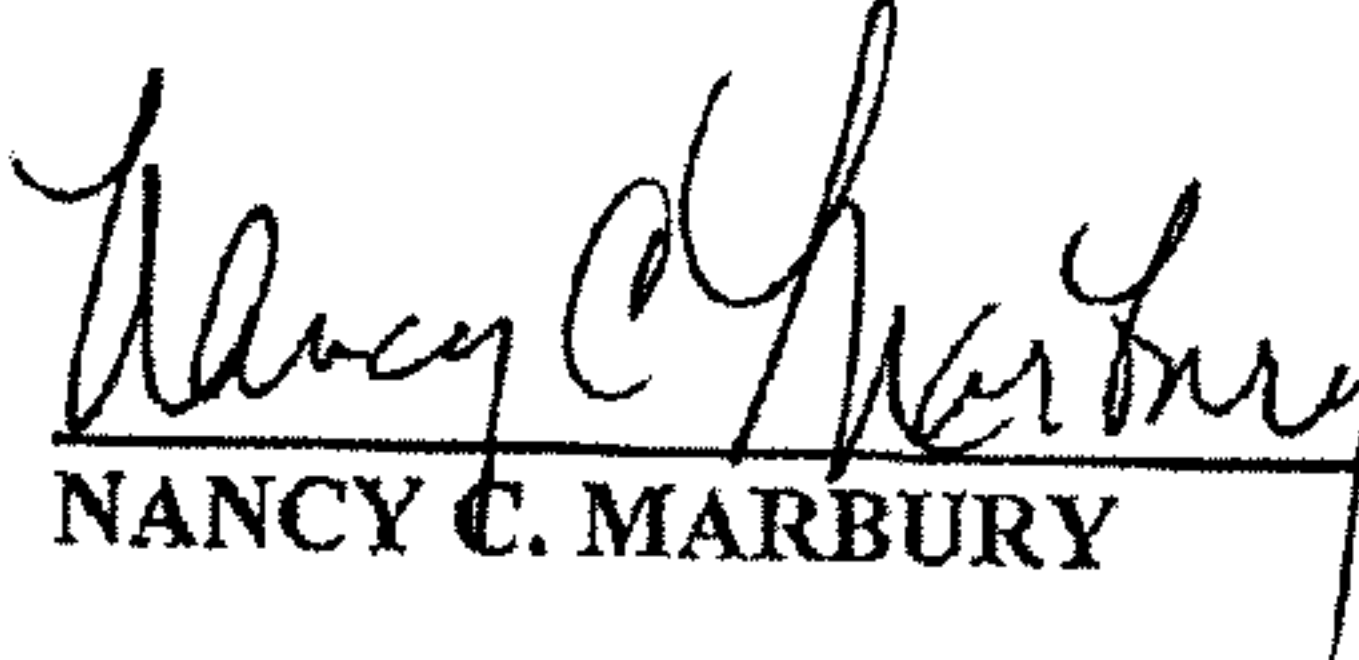
Shelby County, Alabama.

TO HAVE AND TO HOLD unto each pair of 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 one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

It is intended that, the two (2) pairs of Grantees will hold title as to each other as Tenants in Common.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 7th day of July, 2022.


D. H. MARBURY, IV SEAL


NANCY C. MARBURY SEAL

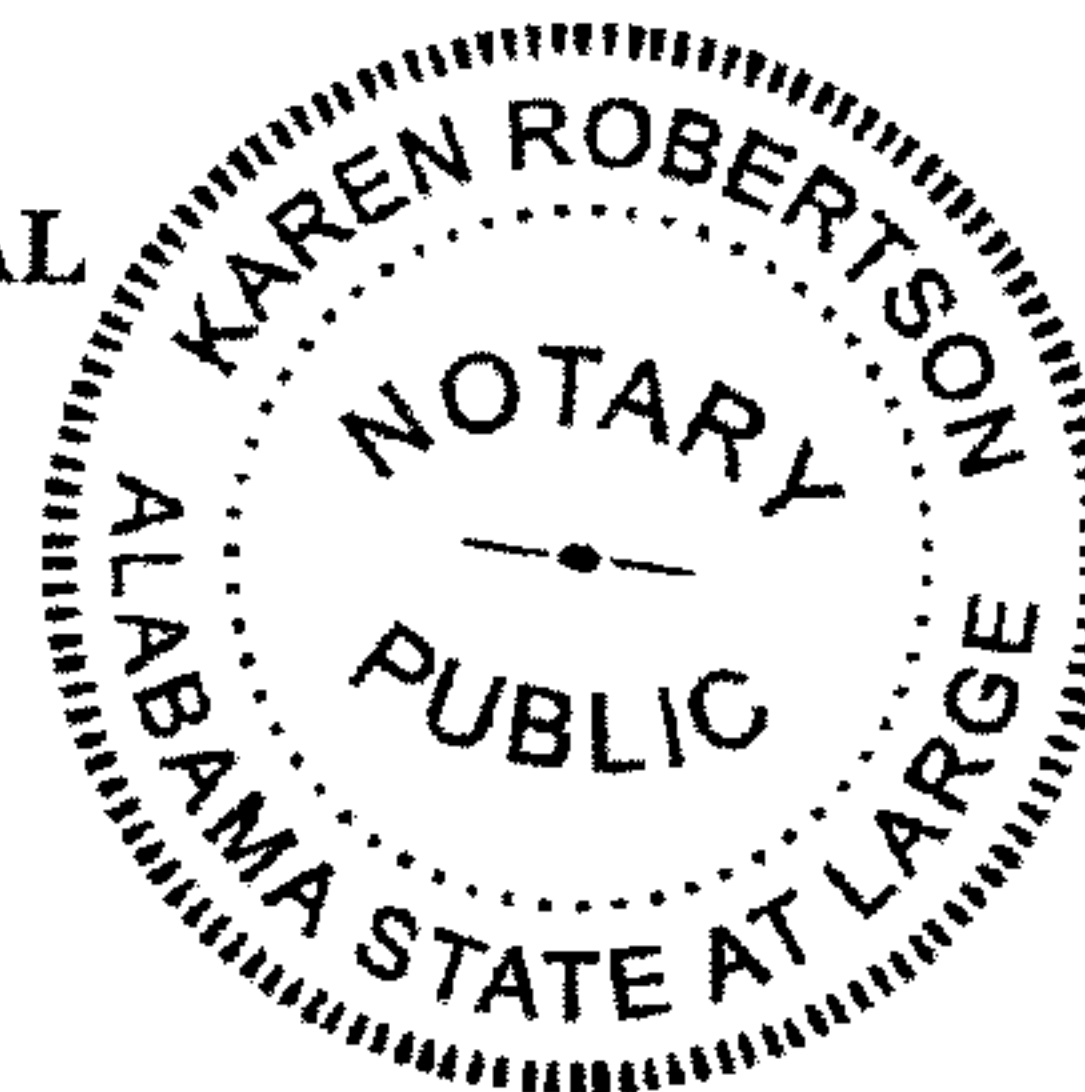
State of Alabama
Lauderdale County

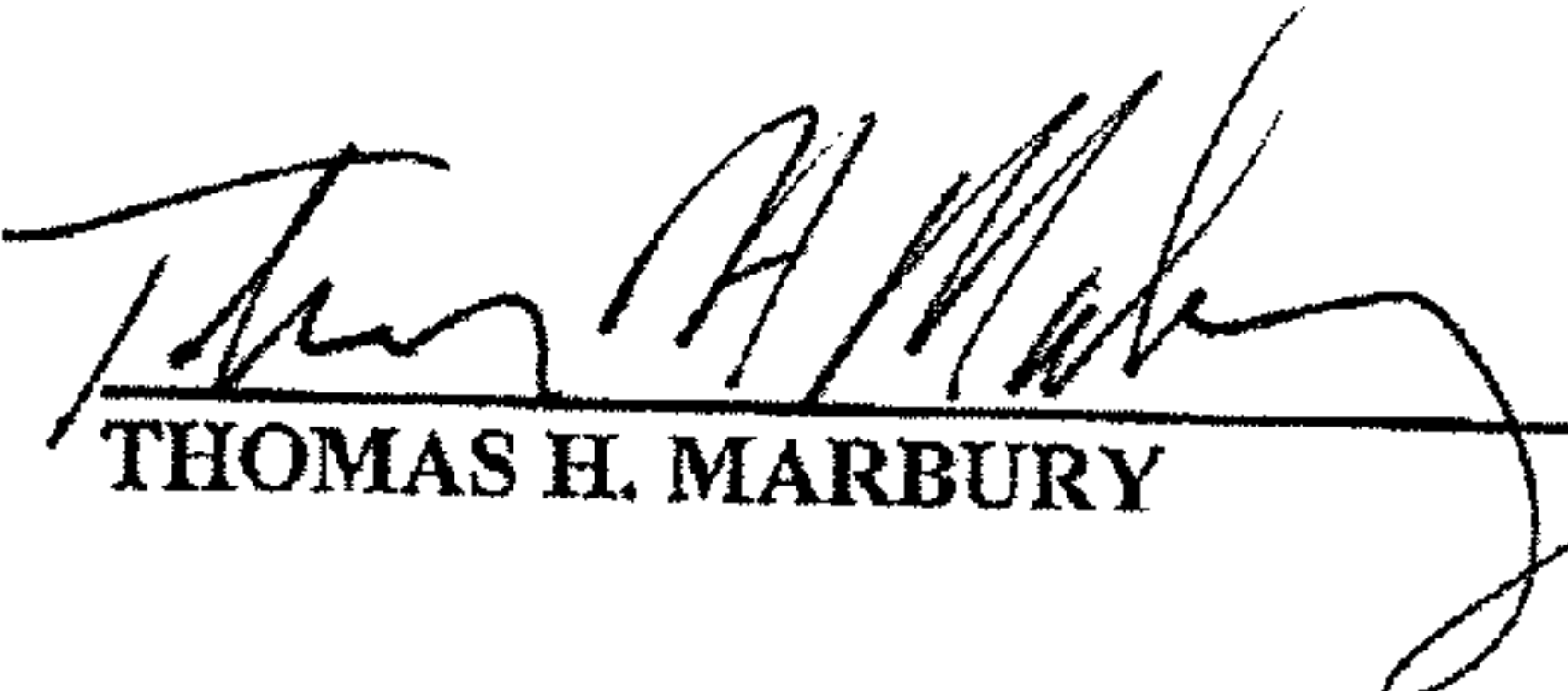
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that D. H. Marbury and spouse, Nancy C. Marbury whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

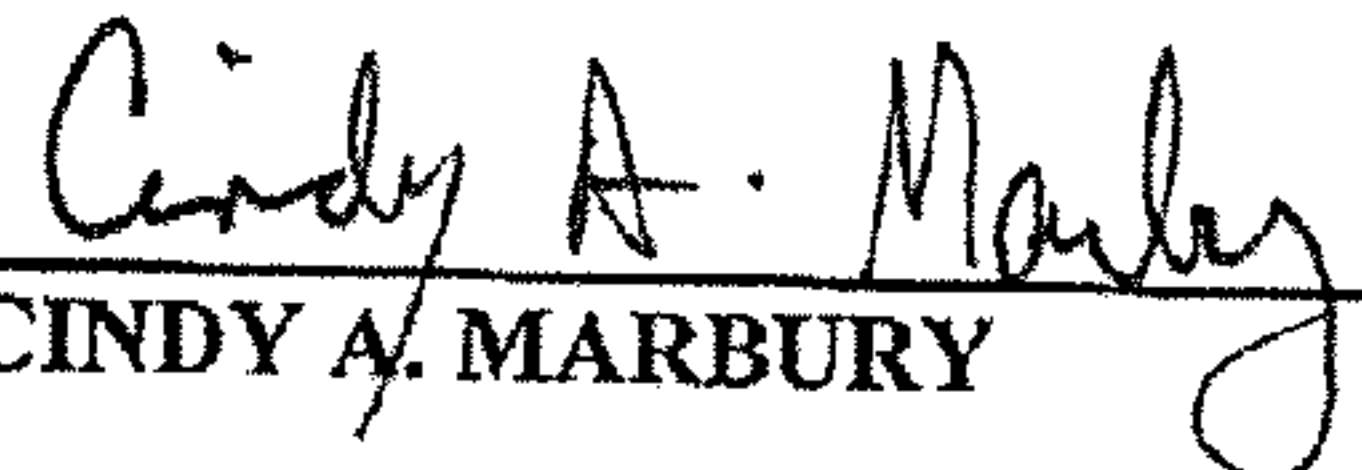
Given under my hand and official seal this 7th day of July, 2022.


Notary Public
Commission Expires 5/26/26

AFFIX SEAL




THOMAS H. MARBURY SEAL


CINDY A. MARBURY SEAL

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Thomas H. Marbury and spouse, Cindy A. Marbury 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 this conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal this 14th day of July, 2022.

Notary Public
Commission Expires 11/09/22

JOHN C. MARBURY

SEAL

SHARON J. MARBURY

SEAL

State of Alabama
Jefferson County

I, Gene W. Gray, Jr. a Notary Public in and for said County in said State, hereby certify that John C. Marbury and spouse, Sharon J. Marbury 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 this conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal this 14th day of July, 2022.

Notary Public
Commission Expires 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400

Send Tax Notice To:

Thomas H. and Cindy A. Marbury ½ interest
208 Beech Street
Mountain Brook, Alabama 35213
John C. and Sharon J. Marbury ½ interest
4240 Clairmont Avenue
Birmingham, Alabama 35222
#03-6-24-0-000-035.000

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

Grantor's Name D.H. & NANCY C. MARBURY, IV,
 Mailing Address THOMAS H. & CINDY A. MARBURY
JOHN C. & SHARON J. MARBURY
835 WALL STREET
FLORENCE, AL 35630

Grantee's Name THOMAS H. & CINDY A. MARBURY (1/2 INTEREST),
JOHN C. & SHARON J. MARBURY (1/2 INTEREST)
 MAILING ADDRESS (1/2) 208 BEECH STREET
MOUNTAIN BROOK, AL 35213
& (1/2) 4240 CLAIRMONT AVENUE
BIRMINGHAM, AL 35222

Property Address 1830 SMYER LAKE ROAD
LEEDS, ALABAMA 35094

Date of Sale 07/14/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 510,800.00

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 Assessor's Value

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 7/15/22

Print

GENE W. GRAY, JR.

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2022 12:45:46 PM
 \$549.00 BRITTANI
 20220715000280050

Gene W. Gray, Jr.