

Send tax notice to:
Chizuru S. Elliott
4509 High Court Circle
Birmingham, AL 35242

20221116000424300
11/16/2022 09:51:54 AM
DEEDS 1/3

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Jeffrey L. Elliott and Chizuru Elliott, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Chizuru S. Elliott (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Greystone, 4th Sector, Phase II, as recorded in Map Book 22, Page 27, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

SOURCE OF TITLE: Inst. # 1998-50925

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigees forever.

The purpose of this conveyance is to convey Jeffrey L. Elliott's undivided one-half (½) interest in the subject property to his wife, Chizuru S. Elliott, the co-tenant.

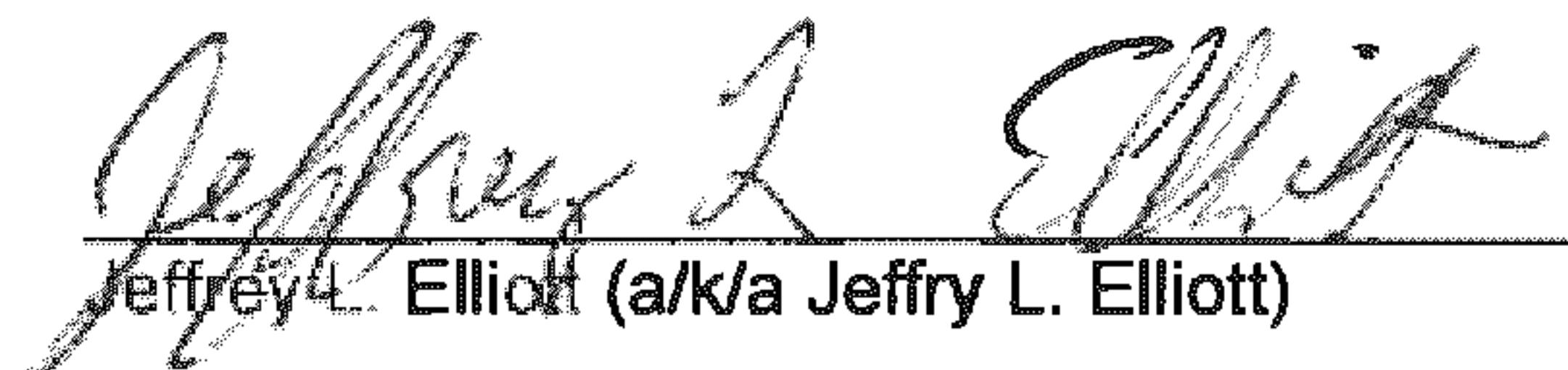
The Grantor, Jeffrey L. Elliott, is also known as Jeffry L. Elliott. The Grantor, Chizuru Elliott, is one and the same person as the Grantee, Chizuru S. Elliott.

The above property constitutes the homestead of the Grantors.

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

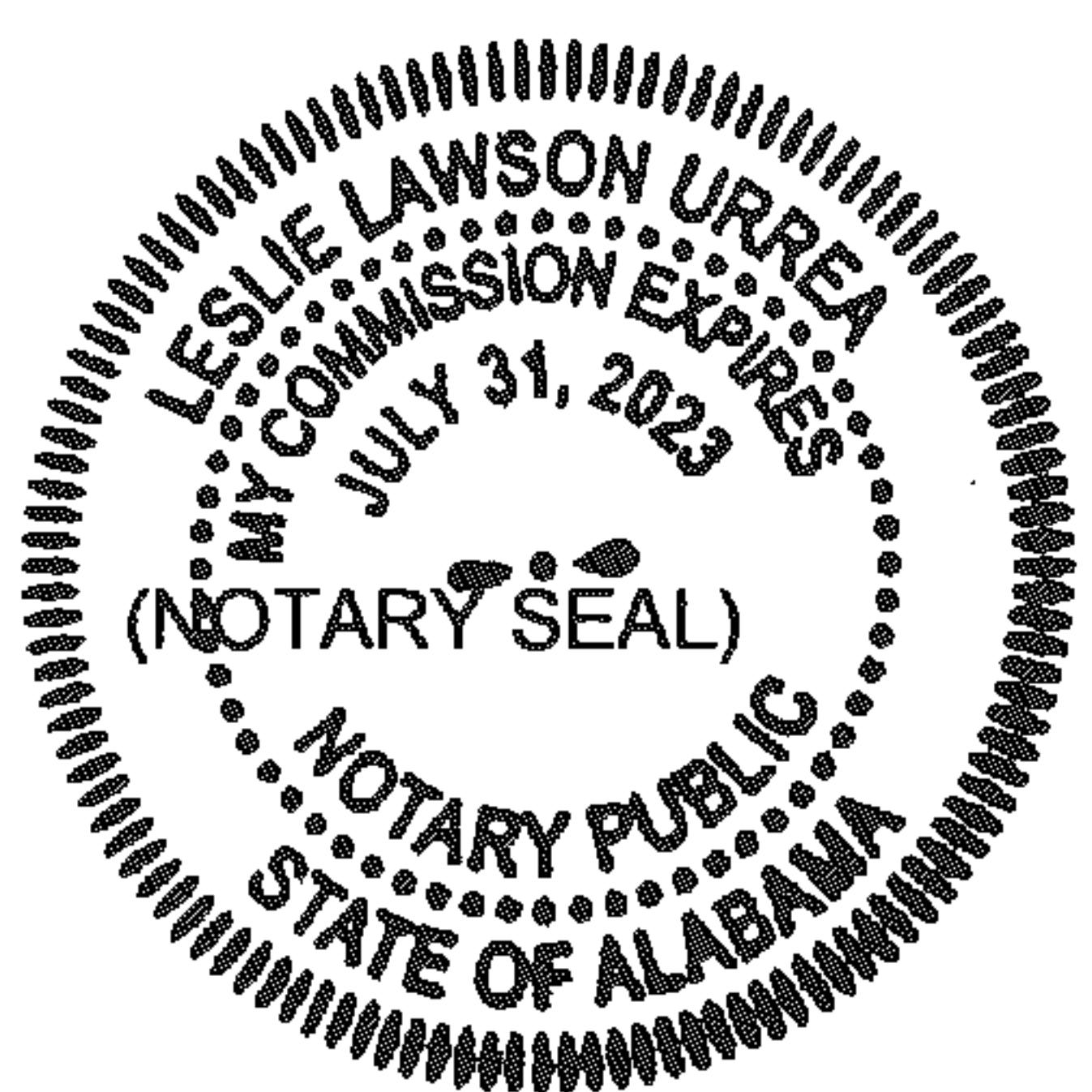
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on

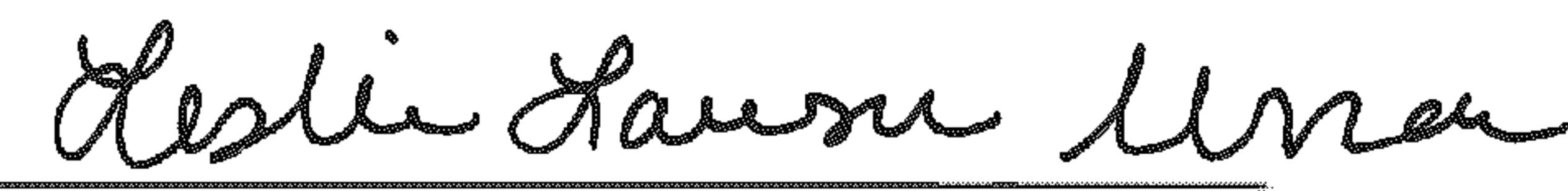
11-12-2022


Jeffrey L. Elliott (a/k/a Jeffry L. Elliott)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jeffrey L. Elliott (a/k/a Jeffry L. Elliott), a married person, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand on November 12, 2022.

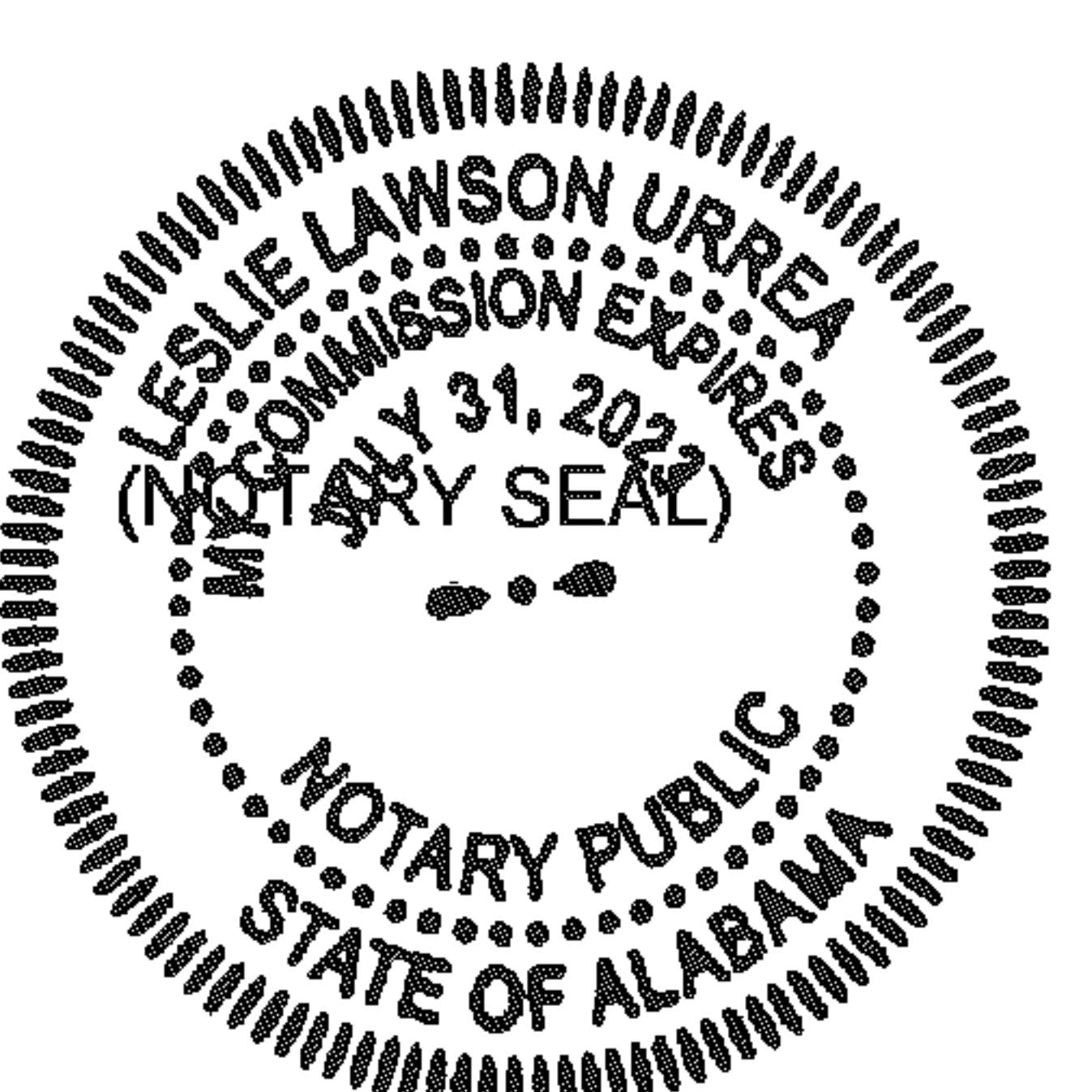


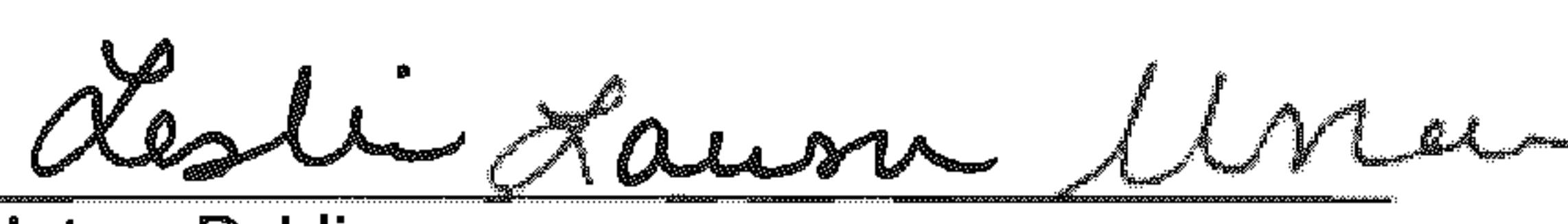

Notary Public
Leslie Lawson Urrea
Printed Name
My Commission Expires: 7/31/2023

Chizuru Elliott (a/k/a Chizuru S. Elliott)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Chizuru Elliott (a/k/a Chizuru S. Elliott), a married person, 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 on November 12, 2022.




Notary Public
Leslie Lawson Urrea
Printed Name
My Commission Expires: 7/31/2023

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

Grantor's Name Jeffrey L. Elliott & Chizuru Elliott
 Mailing Address 4509 High Court Circle
Birmingham, AL 35242

Grantee's Name Chizuru S. Elliott
 Mailing Address 4509 High Court Circle
Birmingham, AL 35242

Property Address 4509 High Court Circle
Birmingham, AL 35242

Date of Sale 11/12/22
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1,100,490 (1/2 = \$560,245)

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 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 Chizuru S. Elliott

 Unattested

Sign _____



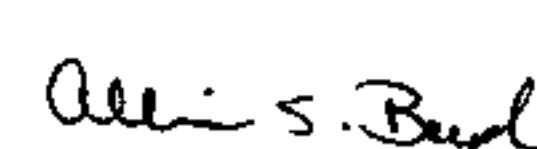
(verified by)

Grantee Owner Agent circle one

[Print Form](#)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2022 09:51:54 AM
 \$580.50 BRITTANI
 20221116000424300



Form RT-1