

20230222000048010
02/22/2023 02:14:28 PM
DEEDS 1/3

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
SUE JOHNSON
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2023-01-118

Send Tax Notices to:
IVAN B. LINDSEY AND GRACE D. LINDSEY
1101 BERWICK ROAD
BIRMINGHAM, AL 35242

This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 10 day of Feb, 2023, for good consideration of **Zero Dollars (\$0.00)**, I (we) **IVAN B. LINDSEY, JR., ALSO KNOWN AS BRAD LINDSEY AND GRACE D. LINDSEY, ALSO KNOWN AS GRACE LINDSEY**, whose mailing address is 1101 BERWICK ROAD, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **IVAN B. LINDSEY, JR., AND GRACE D. LINDSEY, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 1101 BERWICK ROAD, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

Lot 1, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

APN: 039320003001000

Property Address: 1101 BERWICK ROAD, BIRMINGHAM, AL 35242
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

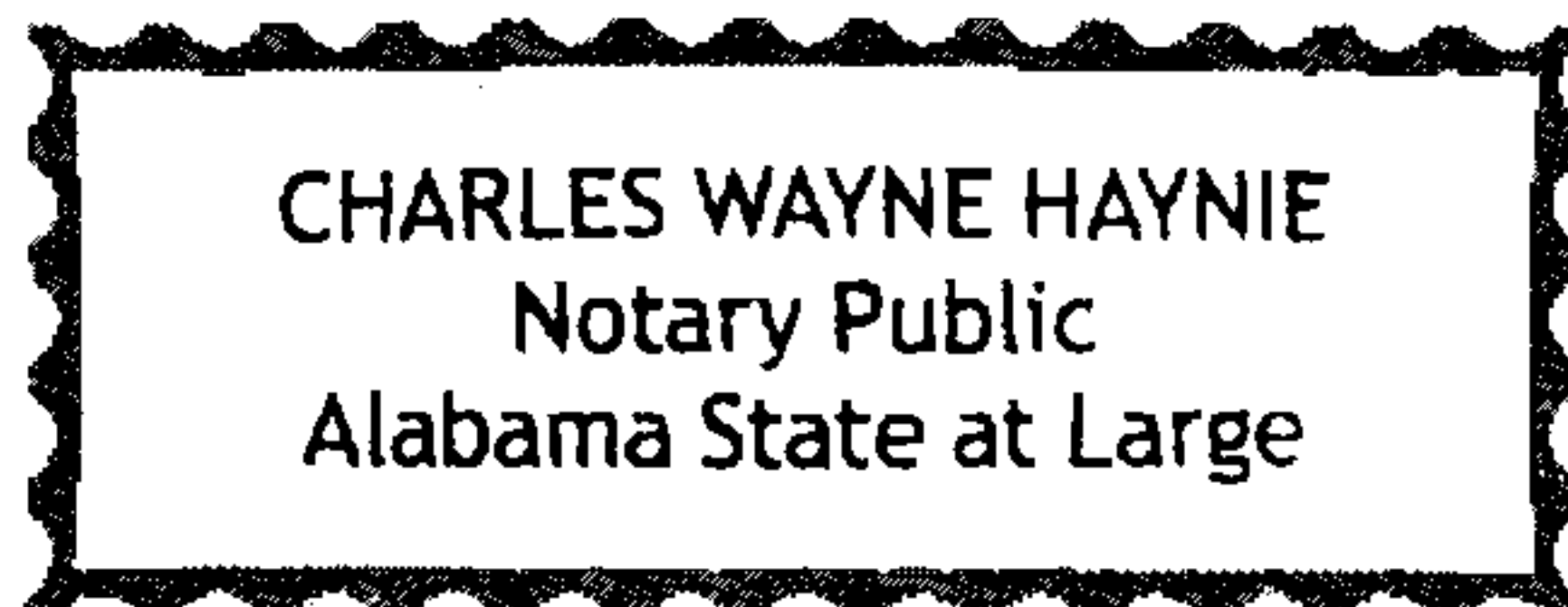
WITNESS the hands and seal of said Grantor(s) this 10th day of February, 2023.

Ivan B. Lindsey Jr.
IVAN B. LINDSEY, JR., A/K/A BRAD LINDSEY
AKA Brad Lindsey

Grace D. Lindsey A/K/A
GRACE D. LINDSEY, A/K/A
GRACE LINDSEY
Grace Lindsey

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that **IVAN B. LINDSEY, JR., A/K/A BRAD LINDSEY AND GRACE D. LINDSEY, A/K/A GRACE LINDSEY**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 10th day of February, 2023.



Charles Wayne Haynie
Notary Public

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

Grantor's Name Grace D. Lindsey
 Mailing Address 1101 BERWICK ROAD
BIRMINGHAM, AL.
35242

Grantee's Name Grace D. Lindsey
 Mailing Address 1101 BERWICK ROAD
BIRMINGHAM AL.
35242

Property Address 1101 BERWICK Rd.
BIRMINGHAM AL.

Date of Sale 2-10-2023
 Total Purchase Price \$ 0

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/22/2023 02:14:28 PM
 \$31.00 JOANN
 20230222000048010

or
 Actual Value \$

or
 Assessor's Market Value \$ 251,600.00

The purchase price or actual value clause 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 changing the manner in which title is being held.

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 2-10-2023

Print Grace D Lindsey

☐ Unattested

Charles Wayne Haynie
 (verified by)

Sign Grace D Lindsey
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1