

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:
Robert D. Greene, 75 Green Acres Dr, Harpersville, Robert Todd Greene, 5099 English Turn,
AL 35078, USA; Judy L. Greene, 75 Green Acres Dr, Birmingham, AL 35242, USA
Harpersville, AL 35078, USA

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

DATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$ _____, the receipt of which is hereby acknowledged, the undersigned Robert D. Greene, of 75 Green Acres Dr, Harpersville, AL 35078, USA and Judy L. Greene, of 75 Green Acres Dr, Harpersville, AL 35078, USA, a married couple, (collectively the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto , Robert Todd Greene, married, of 5099 English Turn, Birmingham, AL 35242, USA, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Commence at the intersection of the North right-of-way line of the Old Kymulga Ferry Road and the East right-of-way line of Shelby County Highway 85, in the NE ¼ of the SE ¼, Section 1, Township 20 South, Range 2 East in Shelby County Alabama: Then run North along the East right-of way line of Shelby County Highway 85 for 210 feet to the point of beginning. Then turn right and run East for 210 feet. Then turn left and run North along a fence for 227.58 feet to an iron pipe. Then turn left and West and run 219.17 feet to the East right of way line of Shelby County Highway 85. Then turn left running South along the Shelby County Highway 85 right-of-way for 268.75 feet to the point of beginning. Situated in the NE ¼ of the SE 1/4, Section 1, Township 20, Range 2 East in Shelby County Alabama.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

Warranty Deed

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.



20230707000203250 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
07/07/2023 02:03:43 PM FILED/CERT

Robert D. Greene

Robert D. Greene

Judy L. Greene

Judy L. Greene

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

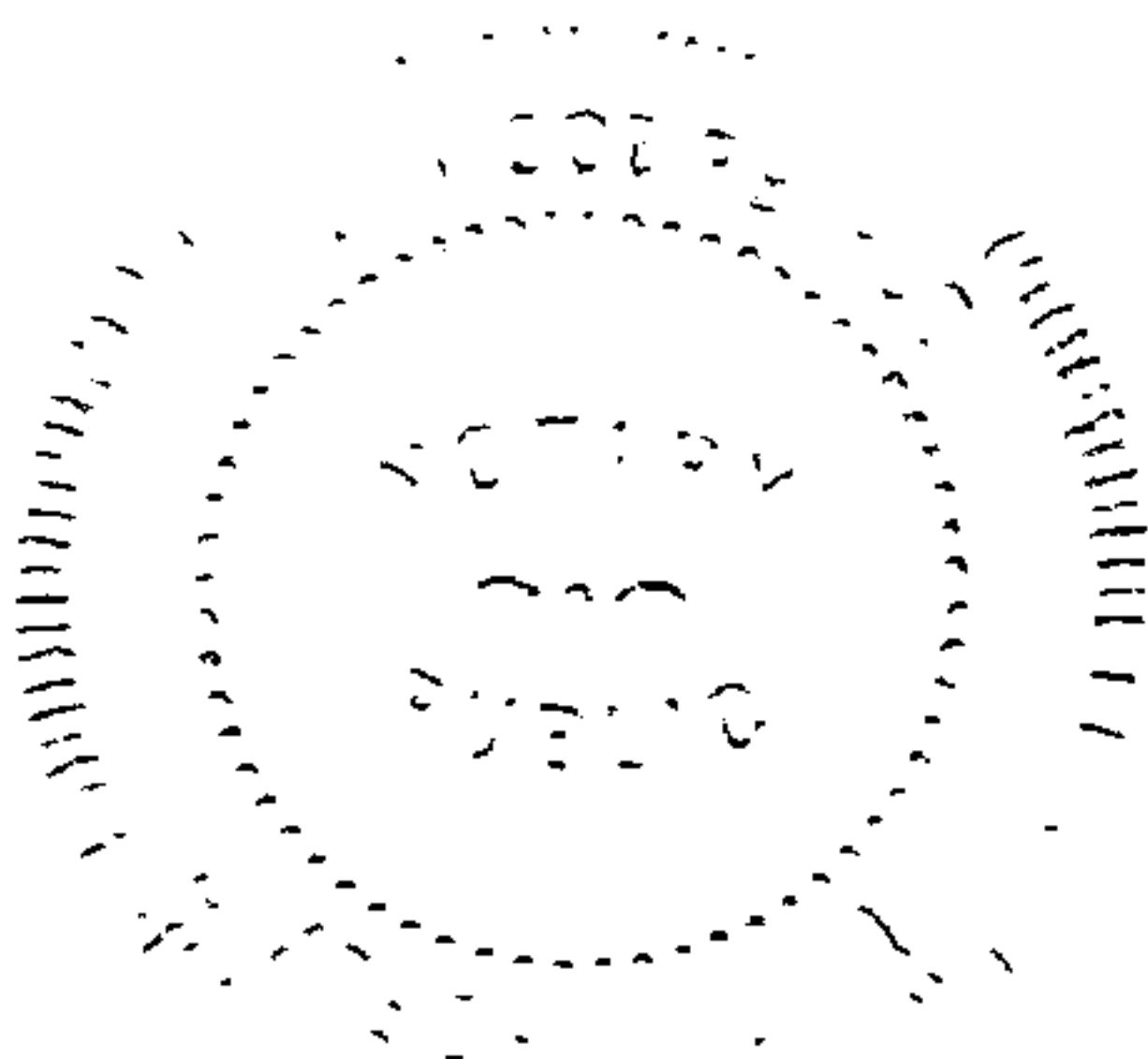
I Linda Wood Pearce, a Notary Public in and for said County and State, hereby certify that Robert D. Greene, and Judy L. Greene, having signed this Warranty Deed, and being known to me (or whose identities have been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantors have executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 28th day of June, 2023.

Linda Wood Pearce

Notary Public for the State of Alabama

My commission expires: 02-27-2027



Real Estate Sales Validation Form



20230707000203250 3/3 \$32.50
Shelby Cnty Judge of Probate, AL
07/07/2023 02:03:43 PM FILED/CERT

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

Grantor's Name Robert Donald Greene
Mailing Address PO Box 469
Vivian AL 35178

Grantee's Name Robert Todd Greene
Mailing Address 5099 English Turn
Birmingham AL 35242

Property Address 1174 Cheswell Drive
Hamemville AL 35078

Date of Sale 6/28/23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 431678

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 7/7/23

Print [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1