

SEND TAX NOTICE TO:
Jonathan Daniel Green and Emily
Elizabeth Green
3616 Cheshire Road
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Seventy Thousand dollars & no cents (\$470,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Andrea Jade Brasher and Amandeep Singh, wife and husband

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Jonathan Daniel Green and Emily Elizabeth Green

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$376,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 8, Page 109.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 50, Page 828 and Misc. Book 50, Page 948 in the Probate Office of Shelby County, Alabama.

Power Line permit granted to Alabama Power Company in deed Book 324, Pages 460 and 470; Deed Book 349, Page 802.

Easements for underground transmission lines in Misc Book 52, Page 197.

Agreement in favor of Alabama Power Company in Misc. Book 48, Page 880 and Misc Book 52, Page 193.

Minerals and mining rights and rights relating thereto, including a release of damages, if any, in Deed Book 32, Page 48 and Deed Book 8, Page 445.

TO HAVE AND TO HOLD Unto the said 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of JUNE, 2023.

Andrea Jade Brasher (Seal)
Andrea Jade Brasher

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Jade Brasher, 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 and official seal this 27 day of JUNE, 2023.



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

John Robin Mason
Notary Public -

My Commission Expires:

My Commission Expires:
June 1, 2025

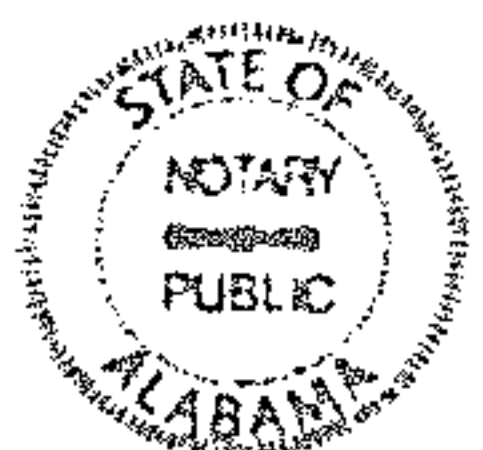
IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of JUNE, 2023.

Amandeep Singh (Seal)
Amandeep Singh

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amandeep Singh, 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 and official seal this 27 day of JUNE, 2023.



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

John Robin Mason
Notary Public -

My Commission Expires:

My Commission Expires:
June 1, 2025

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Andrea Jade Brasher and Amandeep Singh Grantee's Name Jonathan Daniel Green and Emily Elizabeth Green

Mailing Address 2600 Dallas Parkway, Ste 101 Frisco, Texas 75034 Mailing Address 3616 Cheshire Road Birmingham, Alabama 35242

Property Address 3616 Cheshire Road, Birmingham, Alabama 35242 Date of Sale 07/14/2023

Total Purchase Price \$470,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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 _____ Appraisal
X _____ Sales Contract _____ Other _____
_____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7.14.23

Print Jonathan Daniel Green

Unattested FH
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/18/2023 08:07:46 AM
\$122.00 JOANN
20230718000213250

Allen S. Boyd