This instrument was prepared by: Matthew Kidd, Esq. Kidd & Company, LLC 3138 Cahaba Heights Road Birmingham, Alabama 35243 Send Tax Notice To: Brian Jay Rosenberg and Katie Lynn Rosenberg 2032 Glen Eagle Lane Birmingham, AL35242

WARRANTY DEED - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$725,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Dianne B. Binkley, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Brian Jay Rosenberg and Katie Lynn Rosenberg

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$240,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Dianne B. Binkley is the surviving grantee of that certain deed recorded in Instrument No. 20151221000433980. Allen S. Binkley having died on or about February 2, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October, 2023.

Dianne B. Binkley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dianne B. Binkley**, 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 and official seal this 3rd day of October, 2023.

Notary Public

My Commission Expires:

MATTHEW T KIDD

MOTARY

My Commission Expires

October 20, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2023 09:42:03 AM
\$513.00 PAYGE
20231004000296400

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Real Estate Sales Validation Form

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

Grantor's Name <u>Dianne B. Binkley</u> Mailing Address <u>3850 Galleria Woods Dr.</u> <u>Hoover, AL. 35244</u>		Grantee's Name Mailing Address	Brian Jay Rosenberg and Katie Lynn Rosenberg 2032 Glen Eagle Lane
Property Address <u>2032 Glen Eagle Lane</u> <u>Birmingham, AL 35242</u>		Date of Sale Total Purchase Pric Or Actual Value Or Assessor's Market	\$
The purchase price or actual value claimed on this foone) (Recordation of documentary evidence is not re		erified in the follow	ing documentary evidence: (check
Bill of Sale Sales Contract X Closing Statement If the conveyance document presented for recordation of this form is not required.	_ Appraisal _ Other:	all of the required inf	formation referenced above, the filing
Grantor's name and mailing address - provide the na current mailing address.	Instructi me of the pe		veying interest to property and their
Grantee's name and mailing address - provide the naconveyed.	ime of the pe	erson or persons to w	hom interest to property is being
Property address - the physical address of the proper interest to the property was conveyed.	rty being cor	veyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the paid the instrument offered for record.	ourchase of t	he property, both rea	al and personal, being conveyed by
Actual value - if the property is not being sold, the to the instrument offered for record. This may be evide assessor's current market value.			
If no proof is provided and the value must be determined by the local property as determined by the local property tax purposes will be used and the taxpayer	official cha	rged with the respon	sibility of valuing property for
I attest, to the best of my knowledge and belief that the further understand that any false statements claimed Code of Alabama 1975 § 40-22-1 (h).			
Date: October 3, 2023		Print: Show	manflerson anthally
Unattested (verified by)		Sign Somm (Grantor/Gran	ntee/ Owner/Agent) circle one Form RT-1