

This instrument was prepared by:  
Gilmer T. Simmons  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
  
Greg Witwer  
2036 King Stables Road  
Hoover, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Eight Hundred Forty Thousand and 00/100 Dollars (\$840,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Gregory Lee Schuck, and his wife, Lisa Ann Moore Beck Schuck**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Greg Witwer and Nancy Witwer**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 134, according to the Survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, Page 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama. Together with the non-exclusive 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.**

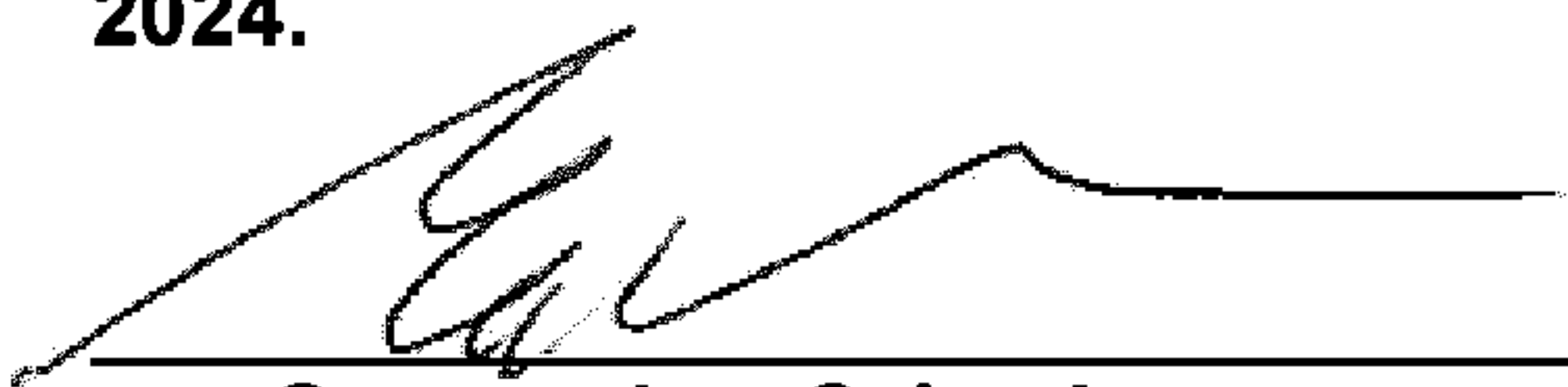
- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


Lisa Ann Moore Beck is one and the same person as Lisa Ann Moore Beck Schuck.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **1st day of March, 2024.**

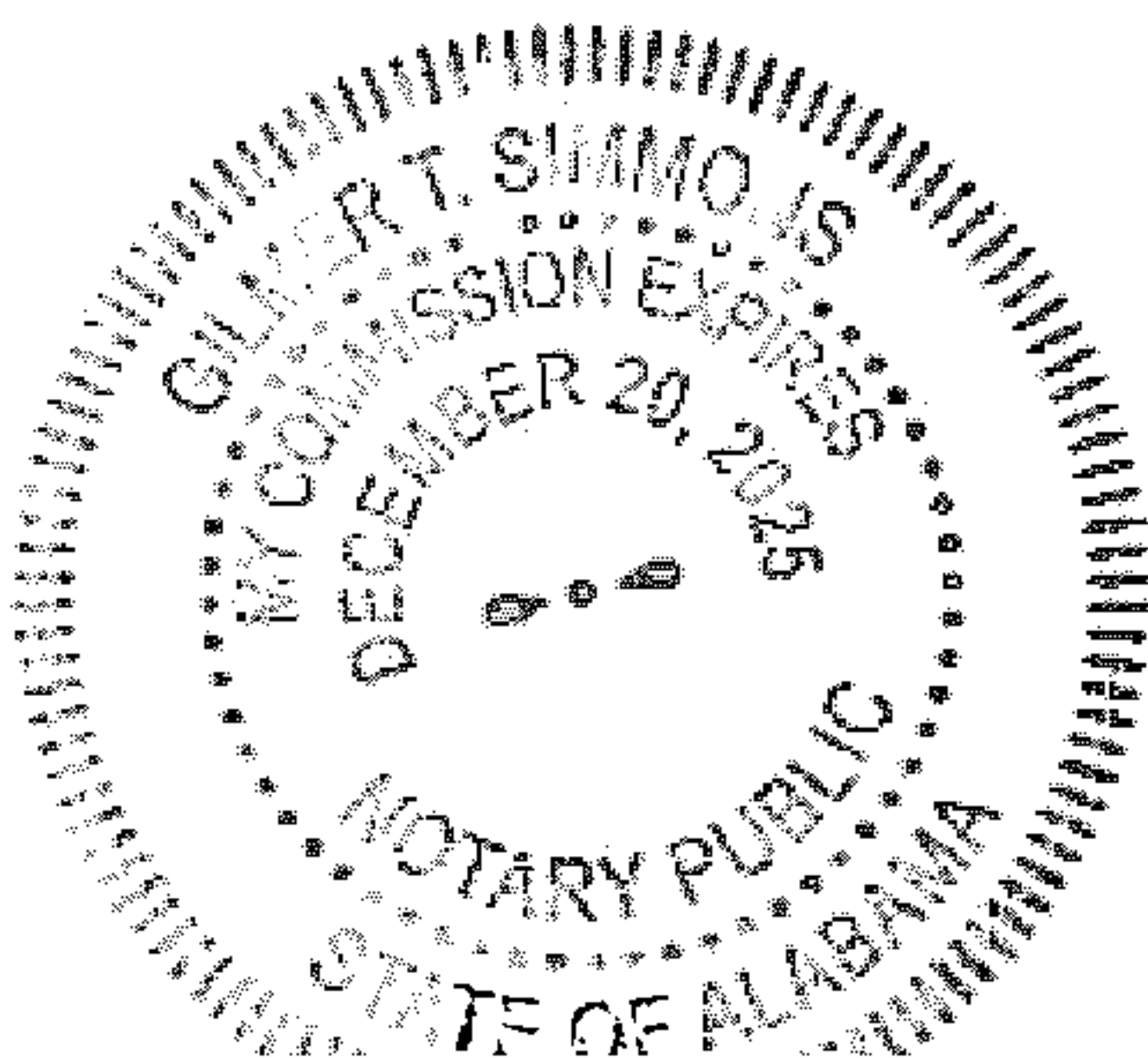
  
\_\_\_\_\_  
Gregory Lee Schuck

(Seal)   
\_\_\_\_\_  
Lisa Ann Moore Beck Schuck

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Gregory Lee Schuck and Lisa Ann Moore Beck Schuck**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1st day of March, 2024.**



  
\_\_\_\_\_  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2025**

Real Estate Sales Validation Form

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

Grantor's Name	Gregory Lee Schuck	Grantee's Name	Greg Witwer
Mailing Address	Lisa Ann Moore Black Schuck	Mailing Address	Nancy Witwer
	2215 Brookshire Place		2036 Kings Stables Road
	Mt.Brook, Al. 35213		Hoover, Al. 35242
Property Address	2036 Kings Stables Road	Date of Sale	March 1st, 2024
	Hoover, Al. 35242	Total Purchase Price	\$ 840,000.00
		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

☐ 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 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).

Date3/1/24

PrintG. Leroy Simmons

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2024 11:25:30 AM  
\$865.00 BRITTANI  
20240304000057970

Alvin S. Boyd