



20240913000285830 1/4 \$376.00
Shelby Cnty Judge of Probate, AL
09/13/2024 03:02:44 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To: Robert M. Harden Anita B. Harden 132 Barkley Lane Alabaster, AL 35007
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STATE OF ALABAMA
COUNTY OF SHELBY

)
)

**GENERAL WARRANTY DEED AS JOINT
TENANTS WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Forty Five Thousand and No/100 Dollars (\$345,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Frank Timothy Vosnick** and spouse, **Aubrey M. Jones** also known as **Aubrey M. Jones-Vosnick** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert M. Harden and Anita B. Harden** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit "A"

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and 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 such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said real estate; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 09/13/2024
State of Alabama
Deed Tax: \$345.00



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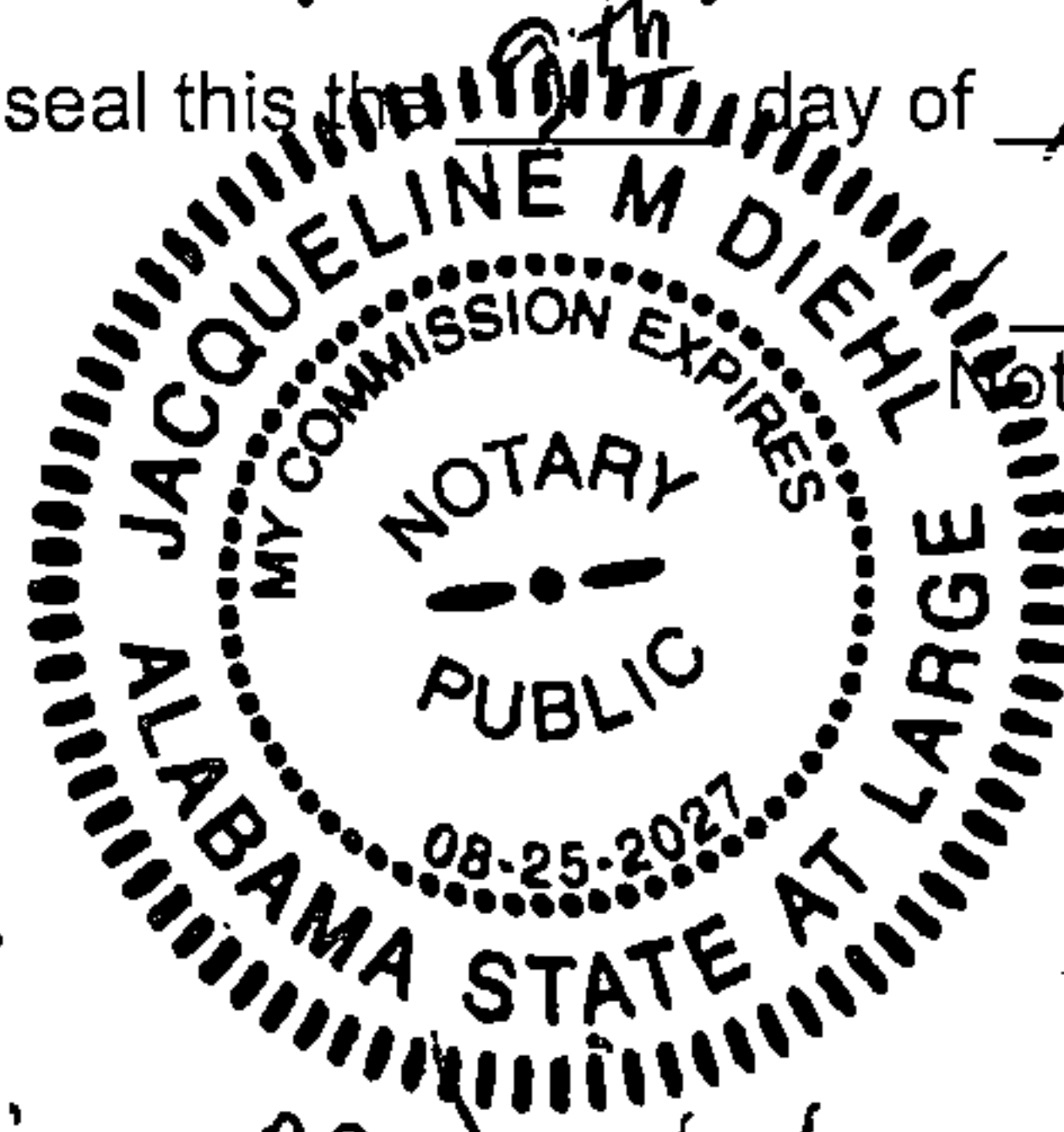
IN WITNESS WHEREOF, they have hereunto set their hands and seals, this 9th day of August, 2024.

x [Signature]
Frank Timothy Vosnick
x [Signature]
Aubrey M. Jones

✓ THE STATE OF Alabama }
Shelby COUNTY.

I, the undersigned, Jacqueline M. Diehl, a Notary Public, in and for said State Alabama, hereby certify that Frank Timothy Vosnick whose names 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, he executed the same voluntarily on the day the same bears date.

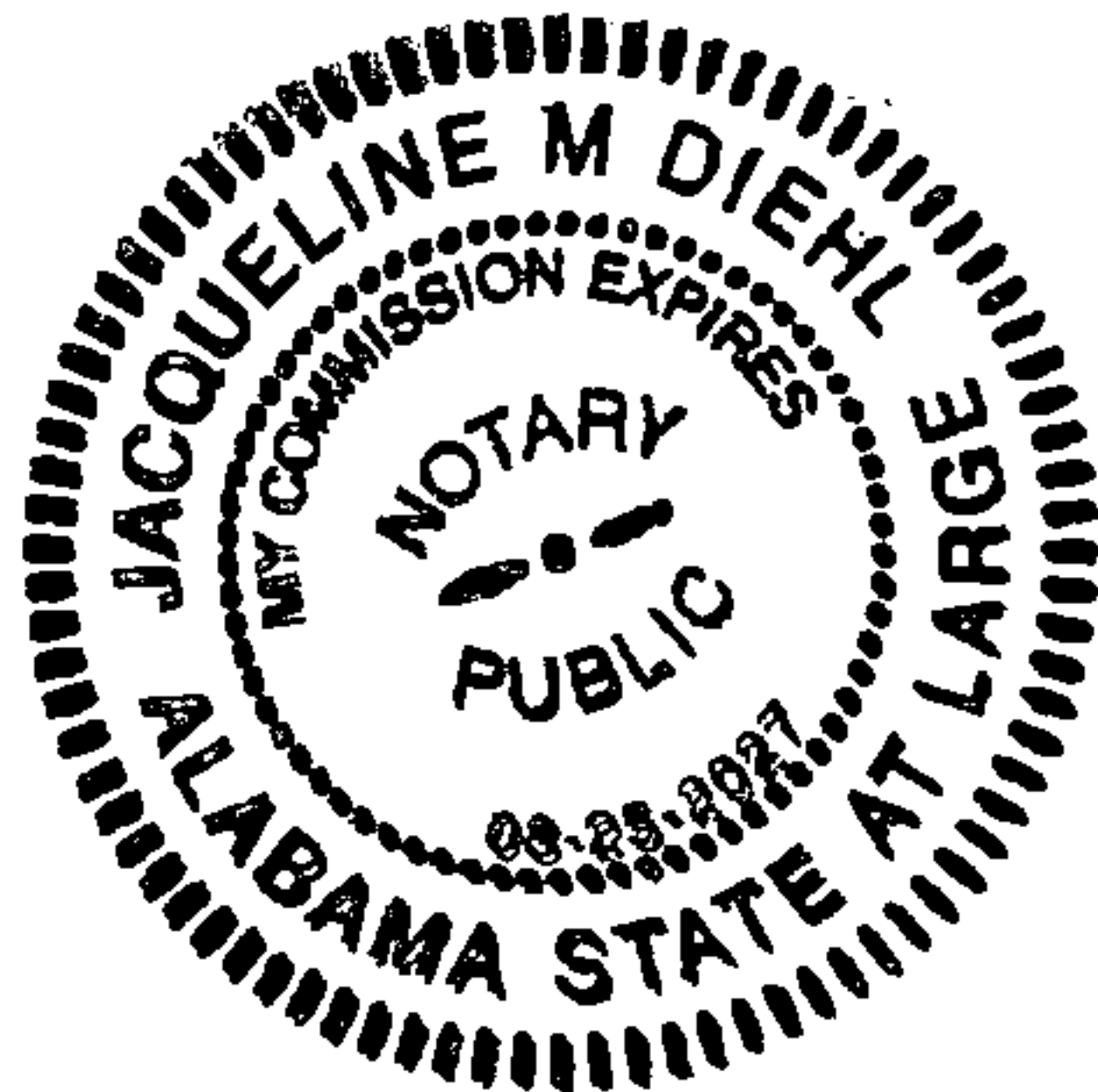
Given under my hand and official seal this the 9th day of August, 2024.
[Signature]
Notary Public



✓ THE STATE OF Alabama }
Shelby COUNTY.

I, the undersigned, Jacqueline M. Diehl, a Notary Public, in and for said State Alabama, hereby certify that Aubrey M. Jones whose names 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 the 9th day of August, 2024.
✓ [Signature]
Notary Public



MR-BR-8649827

This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137



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LEGAL DESCRIPTION

Lot 420 Silver Creek Sector III, Phase II, according to the plat thereof, recorded in Map Book 36,
Page 104, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S. _____

Grantor's Name	Frank Timothy Vosnick and Aubrey M. Jones a/k/a Aubrey M. Jones-Vosnick c/o BGRS, LLC	Grantee's Name	Robert M. Harden Anita B. Harden
Mailing Address	One Parkview Plaza, Suite 400 Oakbrook Terrace, IL 60181	Mailing Address	132 Barkley Lane Alabaster, AL 35007
Property Address	132 Barkley Lane Alabaster, AL 35007	Date of Sale	September 9, 2024
		Total Purchase Price	\$ 345,000.00
		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 | ☐ Deed |

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 _____

Print Clayton T. Sweeney, Attorney as Agent

Unattested

(verified by)

Sign By: _____

(Grantor/Grantee/Owner/Agent) circle one