

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Corpio Dennard  
Lydia Dennard  
5360 Riverbend Trail  
Hoover, AL 35244

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ninety-Five Thousand and no/100 Dollars (\$395,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Michael E. Glaze and wife, Christian Sharbutt Glaze**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Corpio Dennard and Lydia Dennard**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 32, according to the Amended Map of Lots 31 and 32, Sandpiper Trail, Sector II, as recorded in Map Book 15, Page 95, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**\$381,282.70 of the purchase price recited herein was paid from the proceeds of a purchase money closed simultaneously herewith.**

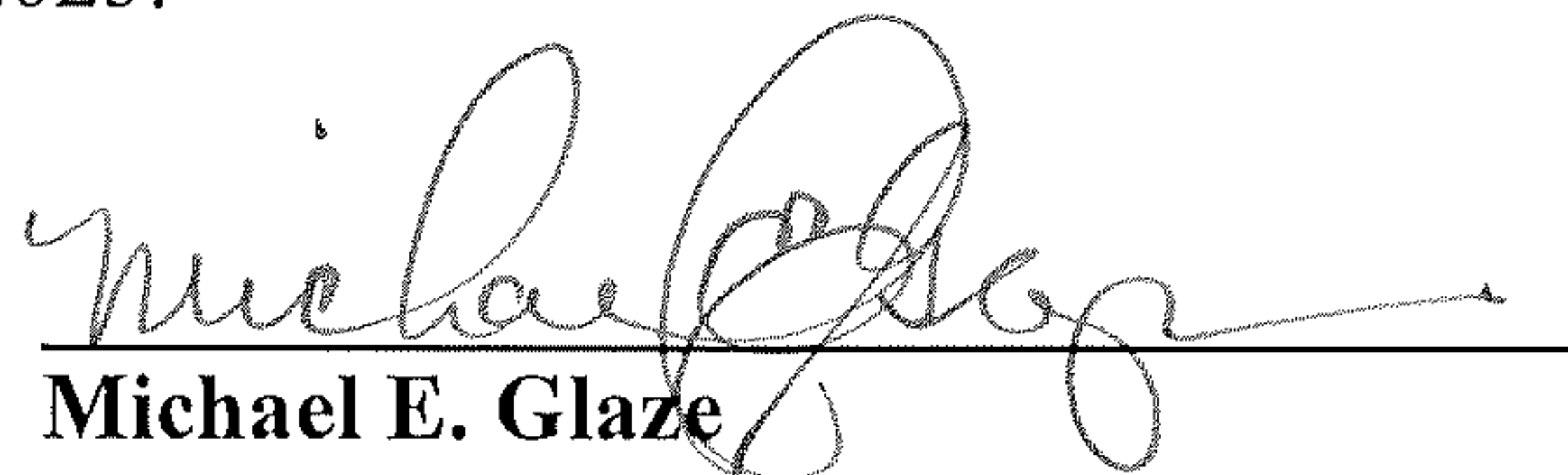
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

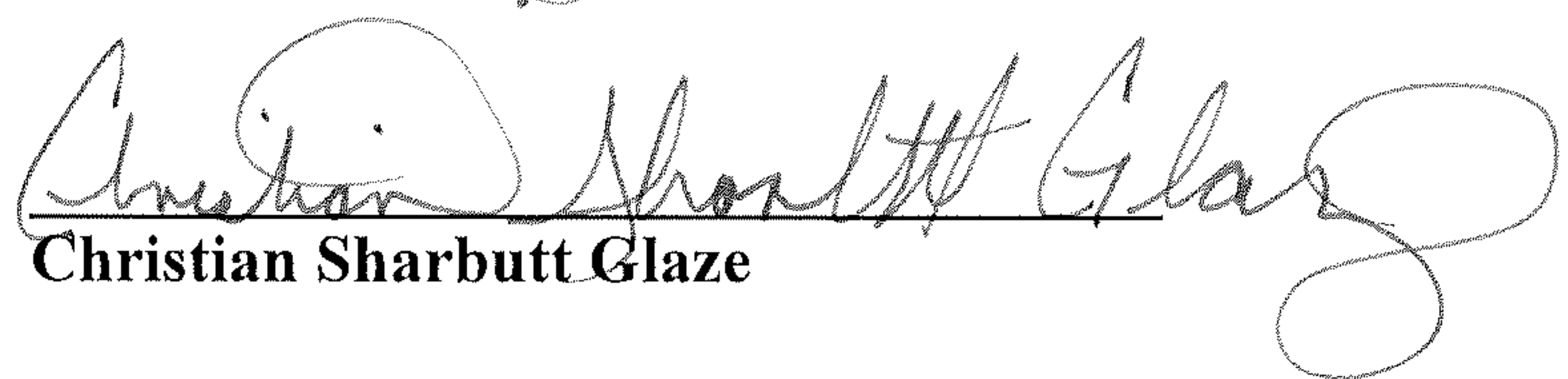
TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 4<sup>th</sup> day of December, 2025.

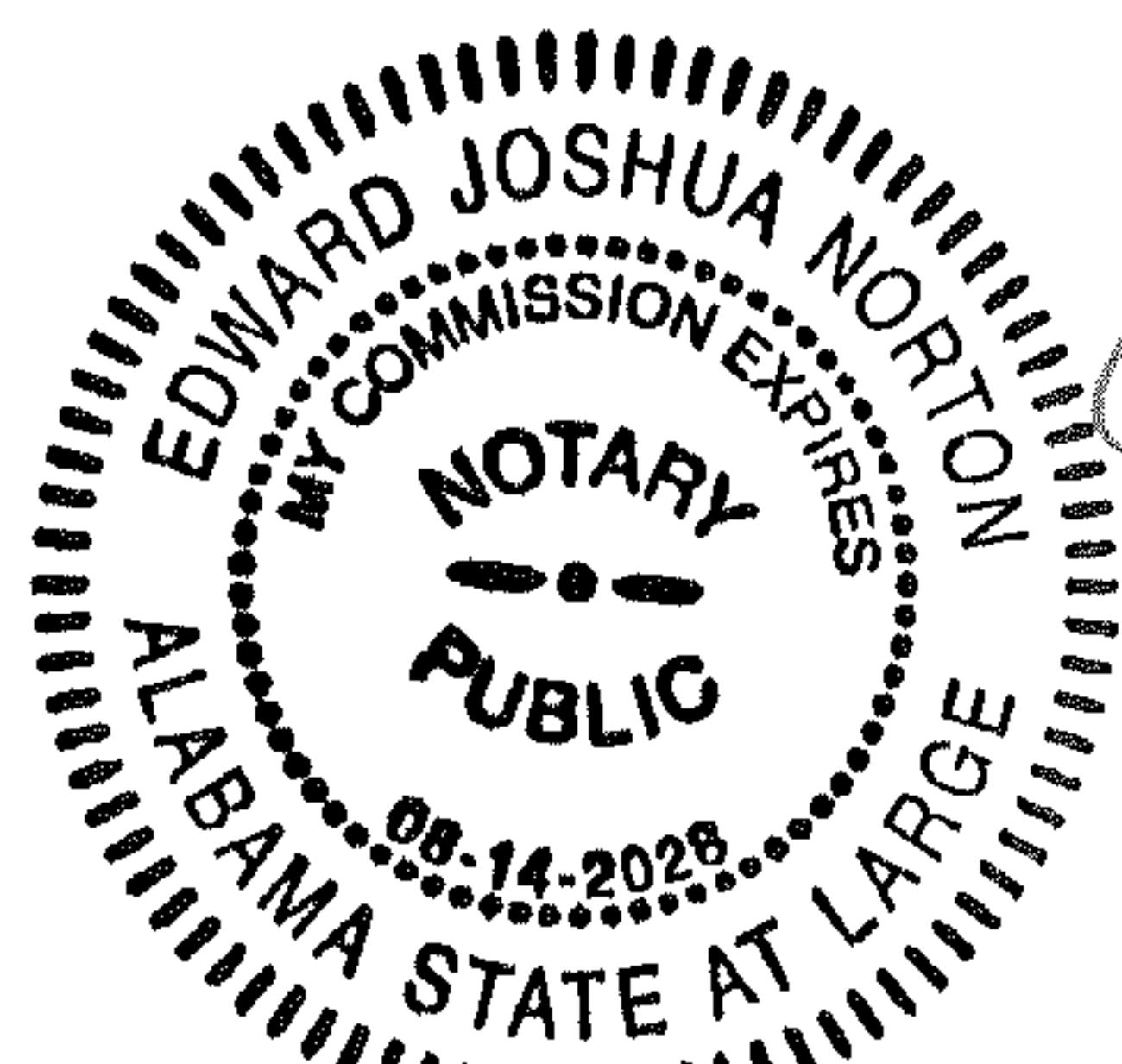
  
Michael E. Glaze


  
Christian Sharbutt Glaze

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael E. Glaze and Christian Sharbutt Glaze**, 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 and as their act on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of December, 2025.



  
Notary Public  
My commission expires: 8/14/2028

### Real Estate Sales Validation Form

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

Grantor's Name	Michael E. Glaze Christian Sharbutt Glaze	Grantee's Name	Corpio Dennard Lydia Dennard
Mailing Address	<u>3639 Timber Way, Helena</u> <u>, AL 35022</u>	Mailing Address	<u>5360 Riverbend Trail</u> <u>Hoover, AL 35244</u>
Property Address	<u>5360 Riverbend Trl.</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>December 4, 2025</u>
		Total Purchase Price	<u>\$395,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 4, 2025

Print Michael E. Glaze

Sign *Michael E. Glaze*  
(Grantor/Grantee/Owner/Agent) circle one



**Unattested**      **Filed and Recorded**  
**Official Public Record** (verified by)  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/05/2025 10:17:20 AM**  
**\$42.00 JOANN**  
**20251205000372470**

*Allie S. Boyd*