

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

Send Tax Notice To:  
Carol D. Faulkner and Thomas M.  
Faulkner  
2426 Royal Lane  
Pelham, AL 35124

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA                    )  
  )     **KNOW ALL MEN BY THESE PRESENTS**  
SHELBY COUNTY                    )

That in consideration of \$190,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Benjamin A. Jeter and Deborah H. Jeter, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carol D. Faulkner and Thomas M. Faulkner (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

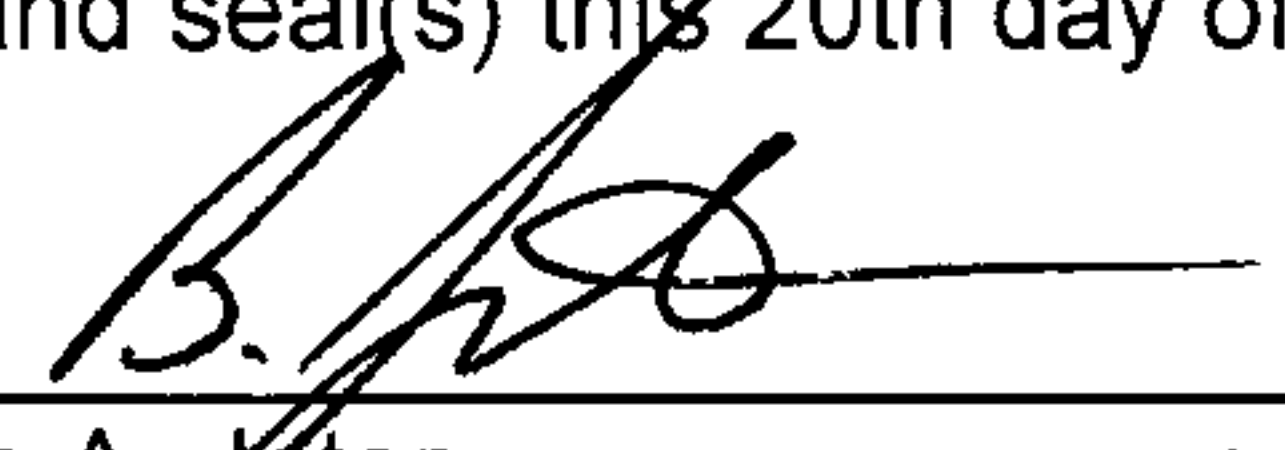
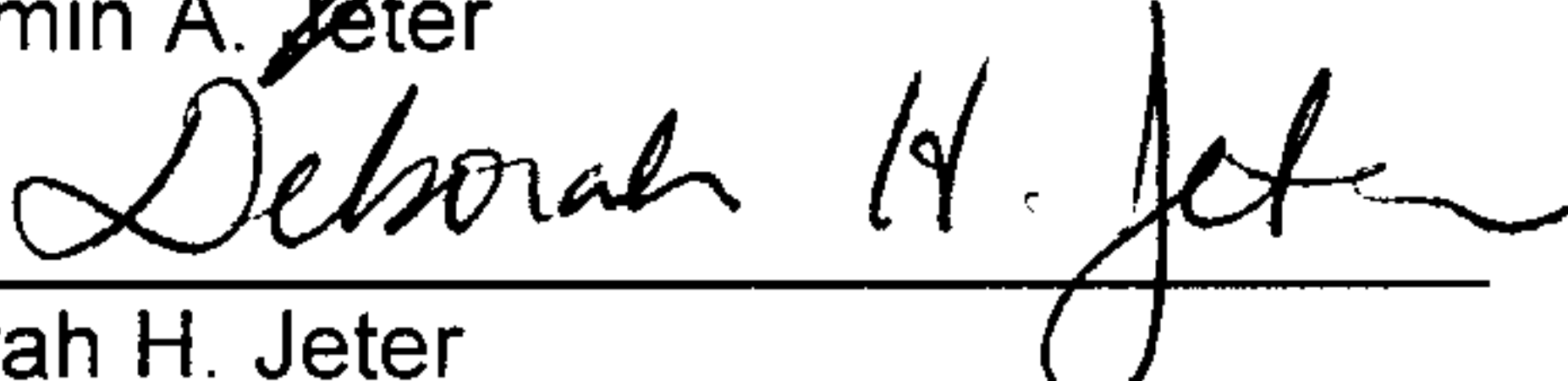
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$ 1 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

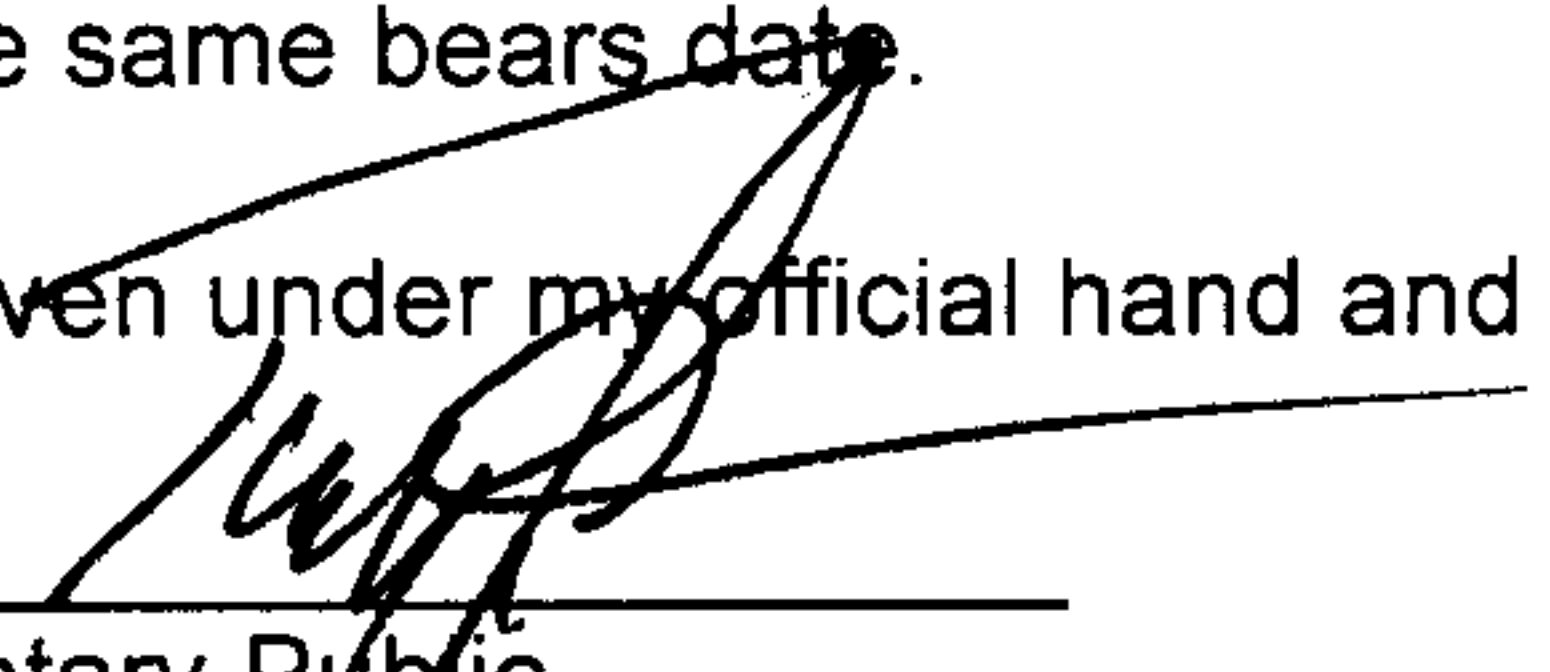
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 20th day of July, 2012.

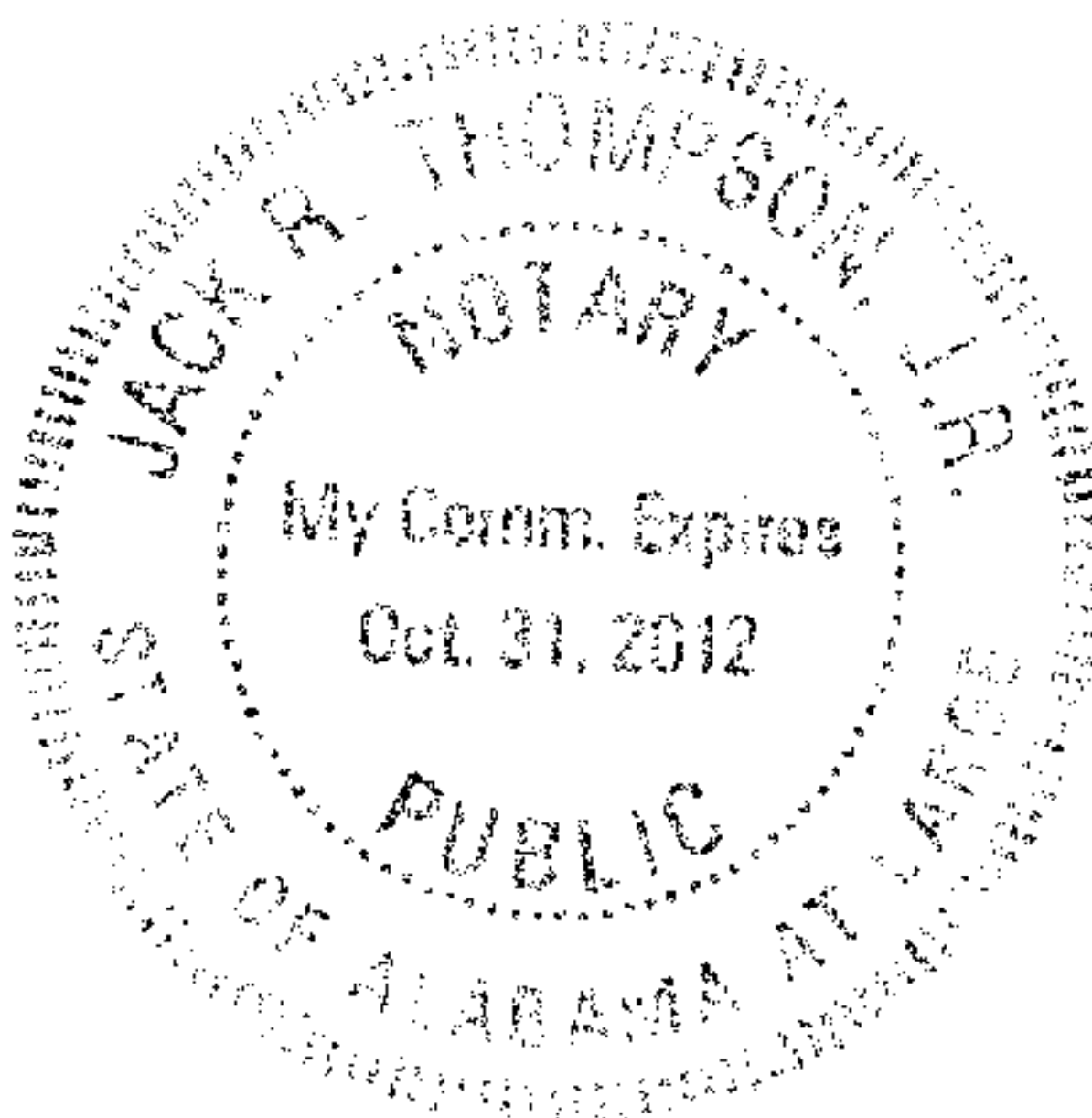
  
\_\_\_\_\_  
Benjamin A. Jeter  
  
\_\_\_\_\_  
Deborah H. Jeter

State of Alabama  
Shelby County

I, the undersigned, a notary for said County and in said State, hereby certify that Benjamin A. Jeter and Deborah H. Jeter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20th day of July, 2012.


  
\_\_\_\_\_  
Notary Public  
Commission Expires: 10/31/2012



Shelby County, AL 08/22/2012  
State of Alabama  
Deed Tax: \$190.00

EXHIBIT "A"  
Legal Description

Lot 22, according to the Survey of Royal Oaks, 2nd Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

  
20120822000314460 2/3 \$208.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 11:58:31 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name: Benjamin A. Jeter and Deborah H. Jeter  
Mailing Address: 2108 Summit Place, Birmingham, AL 35243

Grantee's Name: Carol D. Faulkner and Thomas M. Faulkner  
Mailing Address: 2426 Royal Lane, Pelham, AL 35124

Property Address: 2426 Royal Lane  
Pelham, AL 35124

Date of Sale: 20th day of July, 2012  
Total Purchase Price: \$190,000.00  
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  
☐ Closing Statement              ☐ Other                                     

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: August 14, 2012

Print: 

                     Unattested                                       
(verified by)

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

Form RT-1

