

Prepared by:
Marcus Hunt
2803 Greystone Commercial Blvd.,
Suite 12
Birmingham, AL 35242

Send Tax Notice To:
Tiffany Logan
832 Savannah Lane
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



20120904000331880 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/04/2012 11:34:28 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00) the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Steven D. Robinson and Janet C. Robinson, husband and wife

Whose address is: 115 Sweet gum Drive, Odenville, AL 35120

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto Tiffany Logan

Whose address is: 832 Savannah Lane, Calera, AL 35040

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 223, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Office of the Judge of Probate Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$122,448.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28th day of August, 2012.



Steven D. Robinson



Janet C. Robinson

State of Alabama
County of Shelby

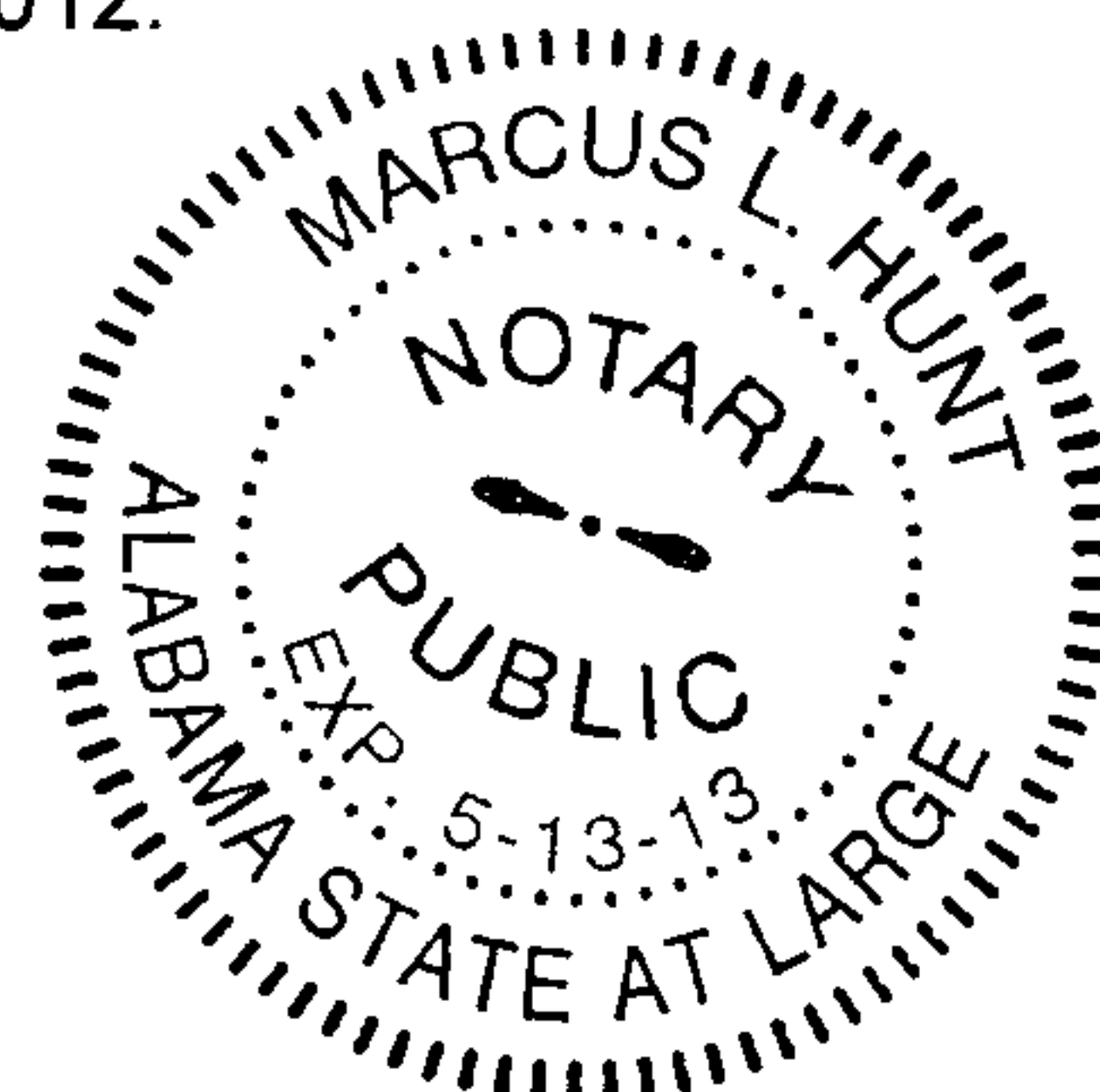
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Steven D. Robinson and Janet C. Robinson, husband and wife, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they in his/her/their capacity as Personal Representative and as Trustee of the Steven D. Robinson and Janet C. Robinson, husband and wife executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of August, 2012.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 5/13/13



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Steven D. & Janet C. Robinson

Grantee's Name Mailing Address Tiffany Logan

115 Sweetgum Dr. Odenville, AL 35120

832 Savannah Ln. Calera, AL 35040

Property Address 832 Savannah Ln Calera, AL 35040

Date of Sale 8/28/12 Total Purchase Price \$ 120,000 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 Sales Contract Closing Statement

- Appraisal Other



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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 Steven D. Robinson

Unattested (verified by)

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