

1206214
This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: David E. Ethridge
Jolene G. Ethridge
201 Wixford Way
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Fourteen Thousand Dollars and No Cents (\$214,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Windy J. Whitley and John O. Whitley, wife and husband**, whose mailing address is 41168 Fortabell Rd B'ham AL 35242 (herein referred to as Grantors), do grant, bargain, sell and convey unto **David E. Ethridge and Jolene G. Ethridge**, whose mailing address is 201 Wixford Way Alabaster AL 35007 (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, the address of which is **201 Wixford Way, Alabaster, AL 35007**; to wit;


LOT 317, ACCORDING TO THE SURVEY OF WEATHERLY, WIXFORD-MOOR SECTOR 24, AS RECORDED IN MAP BOOK 20, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. \$189,000.00 of the purchase price is being paid by the proceeds of a first mtg. loan executed and recorded simultaneously herewith. Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Such state of facts as shown on subdivision plat recorded in Plat Book 20, Page 144.
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
7. Non-exclusive perpetual easement for ingress, egress and utilities as recorded in Instrument 1993-37546; Instrument 1993-39916; Instrument 1993-39001; Instrument 1993-40411 and Instrument 1995-6002.
8. Agreement with the City of Pelham recorded in Instrument 1995-6003.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-7634 and Instrument 1996-7635 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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 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.

Shelby County, AL 09/10/2012
State of Alabama
Deed Tax: \$25.00


20120910000342230 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/10/2012 02:23:23 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of August, 2012

Windy J. Whitley
Windy J. Whitley

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Windy J. Whitley 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.

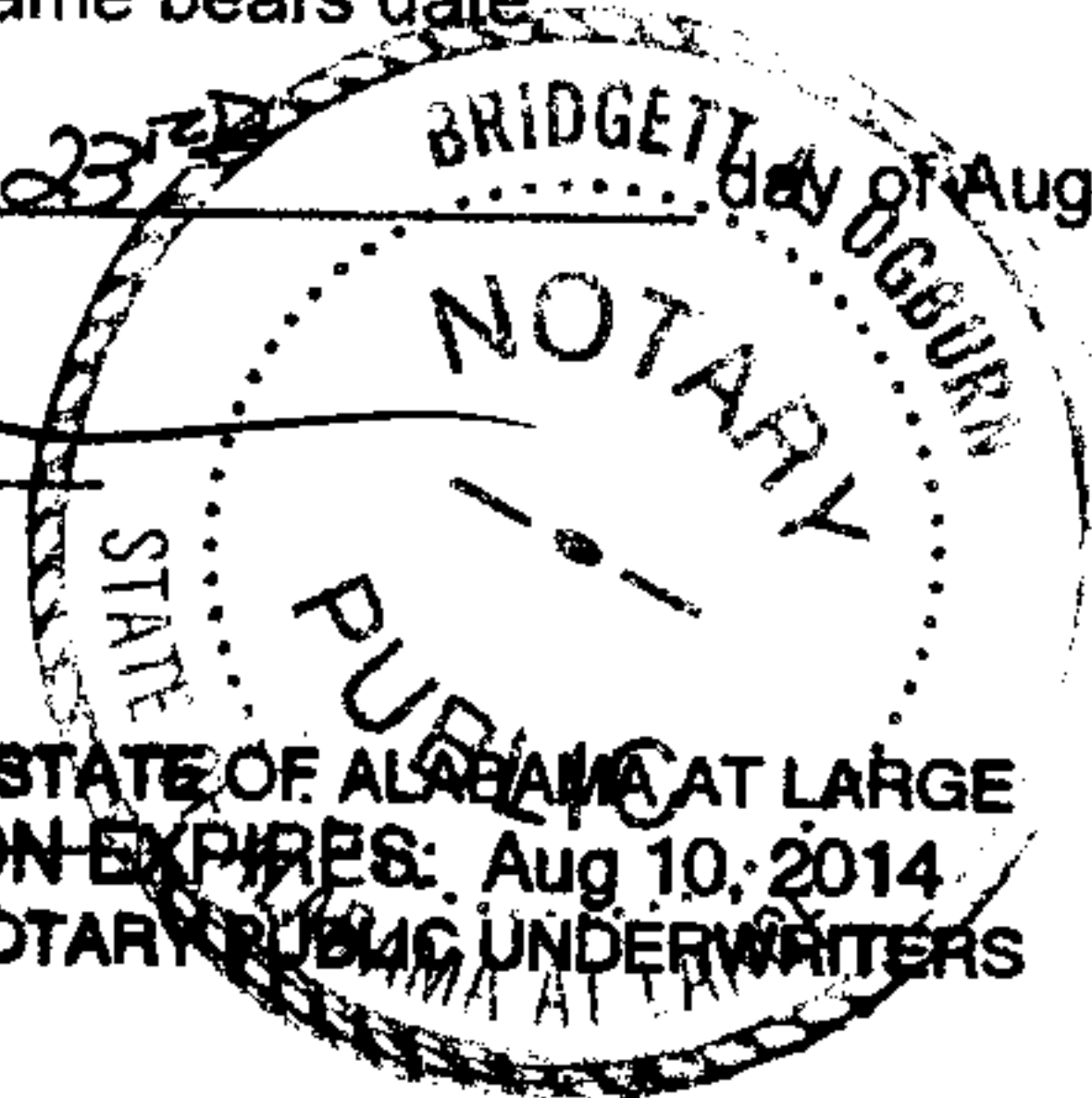
Given under my hand and official seal, this the 23rd day of August, 2012.

Bridgette Ogburn
Notary Public, State of Alabama
the undersigned authority

Printed Name of Notary

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 10, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of August, 2012

John O. Whitley
John O. Whitley

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that John O. Whitley 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.

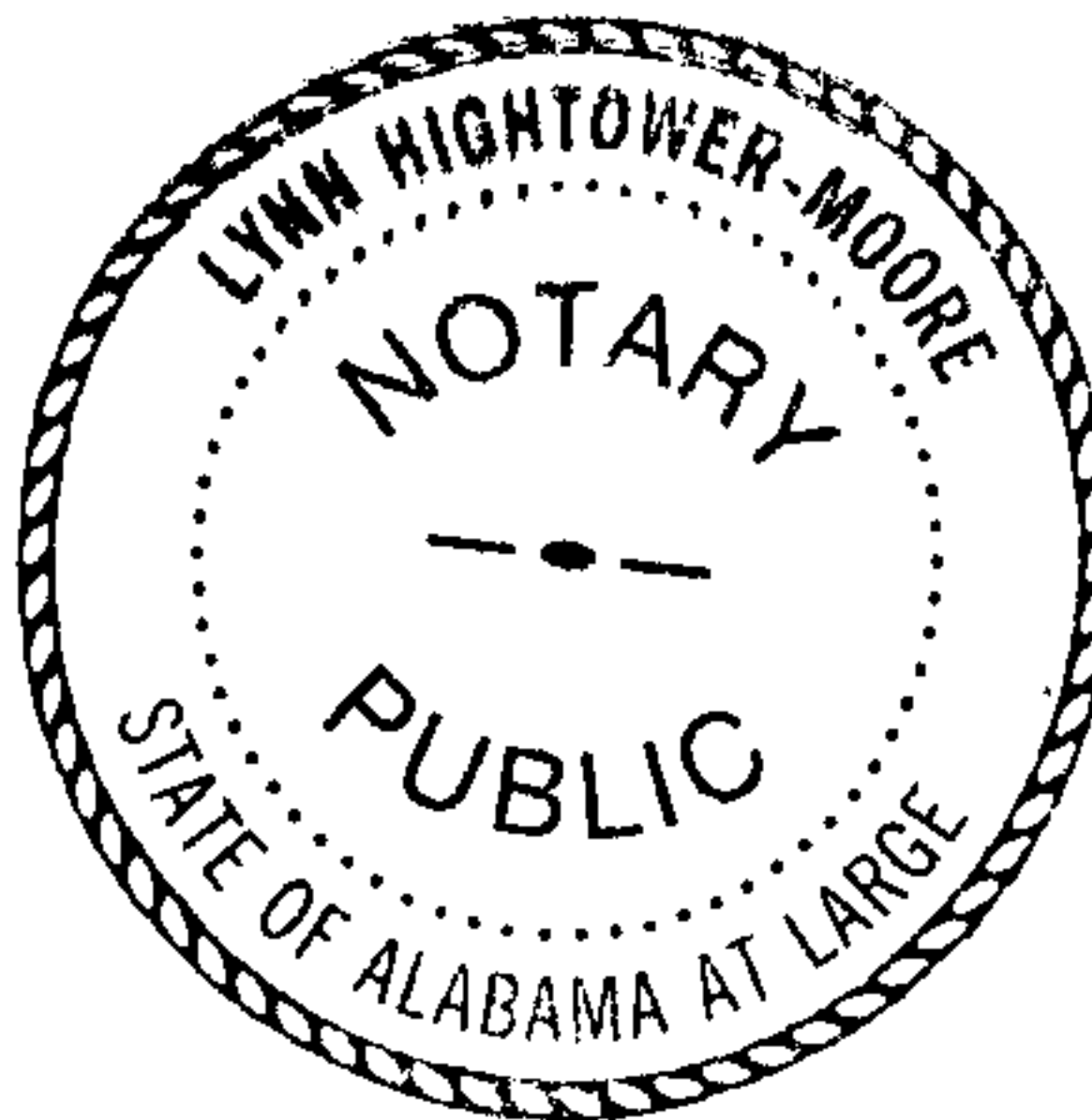
Given under my hand and official seal, this the 28th day of August, 2012.

Lynn Hightower-Moore
Notary Public, State of Alabama
the undersigned authority

Printed Name of Notary

My Commission Expires:

1-19-14




20120910000342230 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/10/2012 02:23:23 PM FILED/CERT

1206216

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Windy J. Whitley, By: John O.
Whitley, Attorney in Fact
John O. WhitleyMailing Address _____
_____, Alabama 35007Property Address 201 Wixford Way
Alabaster, Alabama 35007Grantee's Name David E. Ethridge
Jolene G. EthridgeMailing Address 201 Wixford Way
Alabaster, Alabama 35007Date of Sale August 27, 2012
Total Purchase Price \$214,000.00or
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
20120910000342230 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/10/2012 02:23:23 PM FILED/CERT

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 August 27, 2012

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one