

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To:
Jimmy K. Henslee & Cassandra E.
Henslee
143 Windsor 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 \$410,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert Speights and Jennifer Speights, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jimmy K Henslee and Cassandra E. Henslee (herein referred to 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; \$280,000.00 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 31st day of July, 2012.

Robert Speights

ennifer Speights

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert Speights and Jennifer Speights, 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 Ander my official hand and seal this the 31st day of July, 2012.

Notary Public

Commission Expires: 3|5|13

Shelby County, AL 10/15/2012 State of Alabama Deed Tax: \$130.00

EXHIBIT "A" Legal Description

Lot 1333A, according to a Resurvey of a Resurvey of Lot 1332-A, Amended Map of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 28, Page 50, in the Probate Office of Shelby County, Alabama.

20121015000396360 2/3 \$148.00 Shelby Cnty Judge of Probate, AL 10/15/2012 03:03:41 PM 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: Mailing Address:	Robert Speights and Jenn 8503 Den Oak Richmond, TX 77406	ifer Speights	Grantee's Nat Mailing Address:	me: Jimmy K Henslee and Cassandra E. Henslee 143 Windsor Lane Pelham, AL 35124
Property Address: 143 Windsor Lane Pelham, AL 35124		Date of Sale:	7th day of August, 2012	
		Total Purchase Price:	\$410,000.00	
		or Actual Value:	\$	
	Α	or ssessor's Market Value	: \$	
	ice or actual value claimed documentary evidence is a		be verified in the follo	owing documentary evidence: (check one)
Bill of Sale		_ Appraisal		
X Sales Control Closing Sta		Other		
If the conveyand form is not requ				information referenced above, the filing of this
			Instructions	
Grantor's name mailing address	_	vide the name of	the person or persons c	onveying interest to property and their current
Grantee's name	and mailing address - prov	vide the name of	the person or persons to	o whom interest to property is being conveyed.
Property address	ss - the physical address of	the property beir	g conveyed, if availab	le.
Date of Sale - tl	he date on which interest to	o the property wa	s conveyed.	
Total purchase offered for reco	-	id for the purchas	se of the property, both	real and personal, being conveyed by the instrume
Actual value - i instrument offe market value.	f the property is not being red for record. This may be	sold, the true value e evidenced by an	ue of the property, both appraisal conducted b	n real and personal, being conveyed by the by a licensed appraiser or the assessor's current
the property as	rovided and the value must determined by the local of xpayer will be penalized pu	ficial charged wir	th the responsibility of	fair market value, excluding current use valuation, valuing property for property tax purposes will be 22-1 (h).
-	any false statements claim		nay result in the impos	this document is true and accurate. I further ition of the penalty indicated in Code of Alabama
Date: October 9	, 2012		Print: -	Triciathicks
			Siani	Onicio Hoko
Unattested	(verified by)			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

