This instrument is prepared by: John H. Henson 1220 Alford Ave Birmingham, AL 35226 SEND TAX NOTICE TO: Roy J. Clem and Karla K. Clem 165 Chadwick Drive Helena, AL 35080

## WARRANTY DEED

STATE OF ALABAMA	)
	)
SHELBY COUNTY	)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard W. Atchison and Joanne H. Atchison, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Roy J. Clem and Karla K. Clem (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 83, according to the Final Plat of Chadwick, Sector 3, as recorded in Map Book 18, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Eight Thousand And No/100 Dollars (\$128,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 17, 2012.

Richard W. Atchison

Joanne Hatcheson

STATE OF ALABAMA COUNTY OF JEFFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard W. Atchison and Joanne H. Atchison 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 executed the same voluntarily on the day the same bears date.

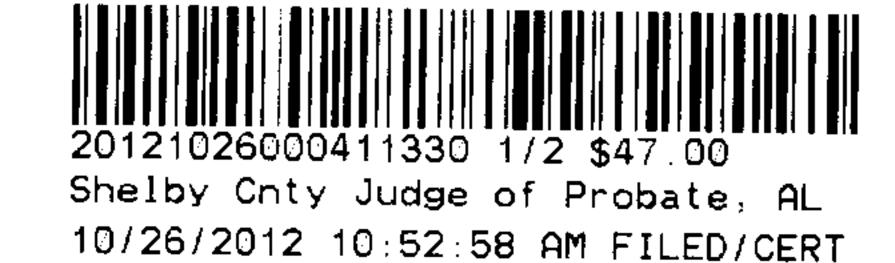
Given under my hand and official seal on 17th day of October, 2012.

Motary Public

Commission Expires:

JOHN HARWELL HENSON Notary Public, Alabama State At Large My Commission Expires Nov. 21, 2015

FILE NO.: TS-1201960



Shelby County, AL 10/26/2012 State of Alabama Deed Tax: \$32.00

## Real Estate Sales Validation Form

This	Document must be filed in acc	ordance with Code of Alabama 19	975, Section 40-22-1
Grantor's Name	Richard W& Joinna H. A	Chixin Grantee's Name	
Mailing Address	241 Macahin Drive	Mailing Address	
	Felham, HL 35124	<del></del>	Helena, AL 30000
			<del></del>
Property Address	105 (nadwick Dine	Date of Sale	10/17/12
	Helona, AL 550po	Total Purchase Price	
		or	
20121026000411330 2/2 \$	47.00	Actual Value	\$
Shelby Cnty Judge of Pr 10/26/2012 10:52:58 AM	UDA (C; ···	Assessor's Market Value	\$
The purchase price	or actual value claimed or	n this form can be verified in th	ne following documentary
evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale Sales Contract	†	Appraisal Other	
Closing Staten			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
		1	
Grantor's name and the	d mailing address - provide ir current mailing address.	Instructions the name of the person or pe	rsons conveying interest
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.			
conveyed by the ins	property is not being sold, strument offered for record. or the assessor's current ma	This may be evidenced by ar	both real and personal, being appraisal conducted by a
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).			
accurate. I further u	of my knowledge and belief nderstand that any false sta ted in <u>Code of Alabama 19</u>	atements claimed on this form 375 § 40-22-1 (h).	
Date		Print Mill Schule	X
Unattested	(verified by)	Sign (Grantor/Grantee	/Owner/Agent) circle one
•	<b>▼</b> •	, · · · · · · · · · · · · · · · · · · ·	

Form RT-1