

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Jeremy Lee Woods  
216 Chestnut Forest Drive  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred forty three thousand nine hundred and no/100 (\$243,900.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **C. Roger Vanture, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Lee Woods** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 33, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

C. Roger Vanture is the surviving grantee of that certain deed recorded in Instrument No. 2002-17984, the other grantee, Nancy C. Vanture, having died on or about July 25, 2011.

C. Roger Vanture and Charles Roger Vanture are one and the same person.

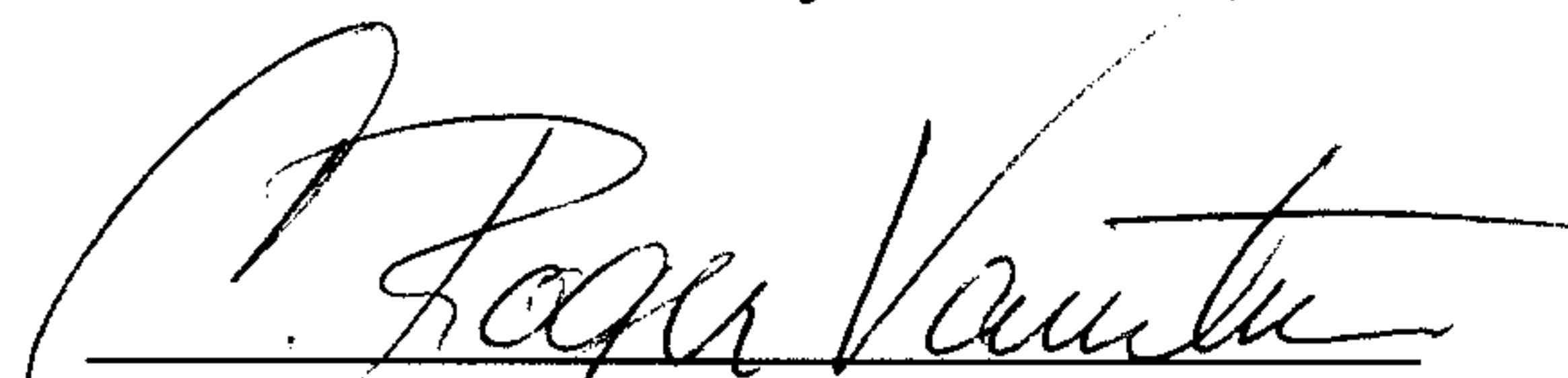
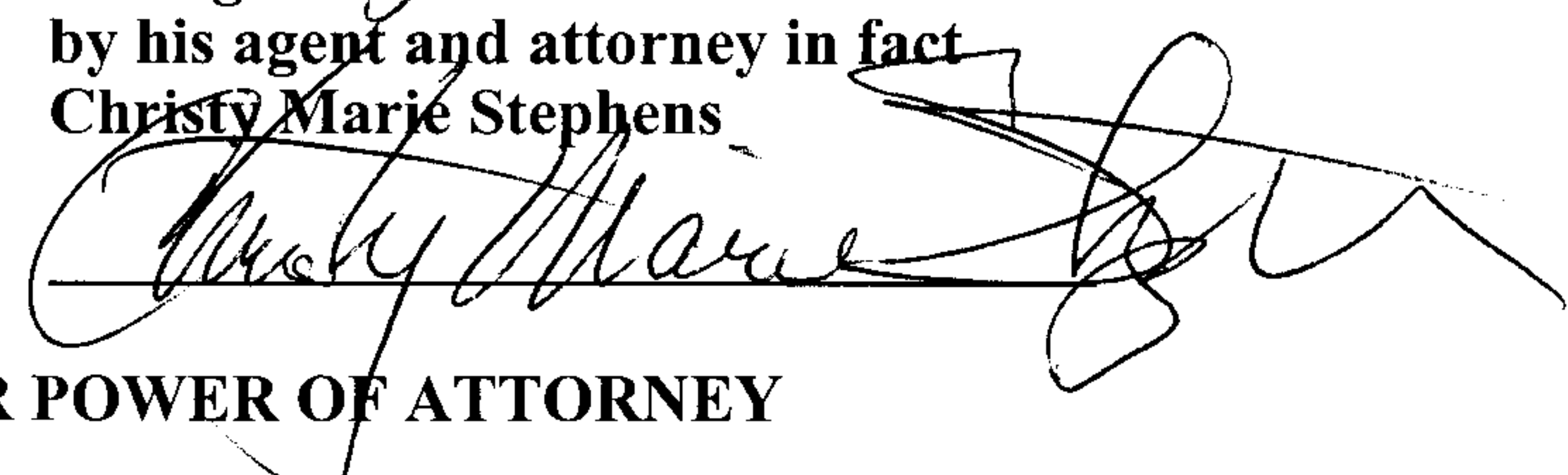
\$239,481.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 9<sup>th</sup> day of October, 2012.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
C. Roger Vanture  
by his agent and attorney in fact  
Christy Marie Stephens  


ACKNOWLEDGMENT FOR POWER OF ATTORNEY


STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Christy Marie Stephens, whose name as Agent and Attorney in Fact for Charles Roger Vanture a/k/a C. Roger Vanture, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, her, in her capacity as such Agent and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of October, 2012.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-20-2014

  
20121030000416820 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
10/30/2012 01:12:32 PM FILED/CERT

Shelby County, AL 10/30/2012  
State of Alabama  
Deed Tax: \$4.50



## Real Estate Sales Validation Form

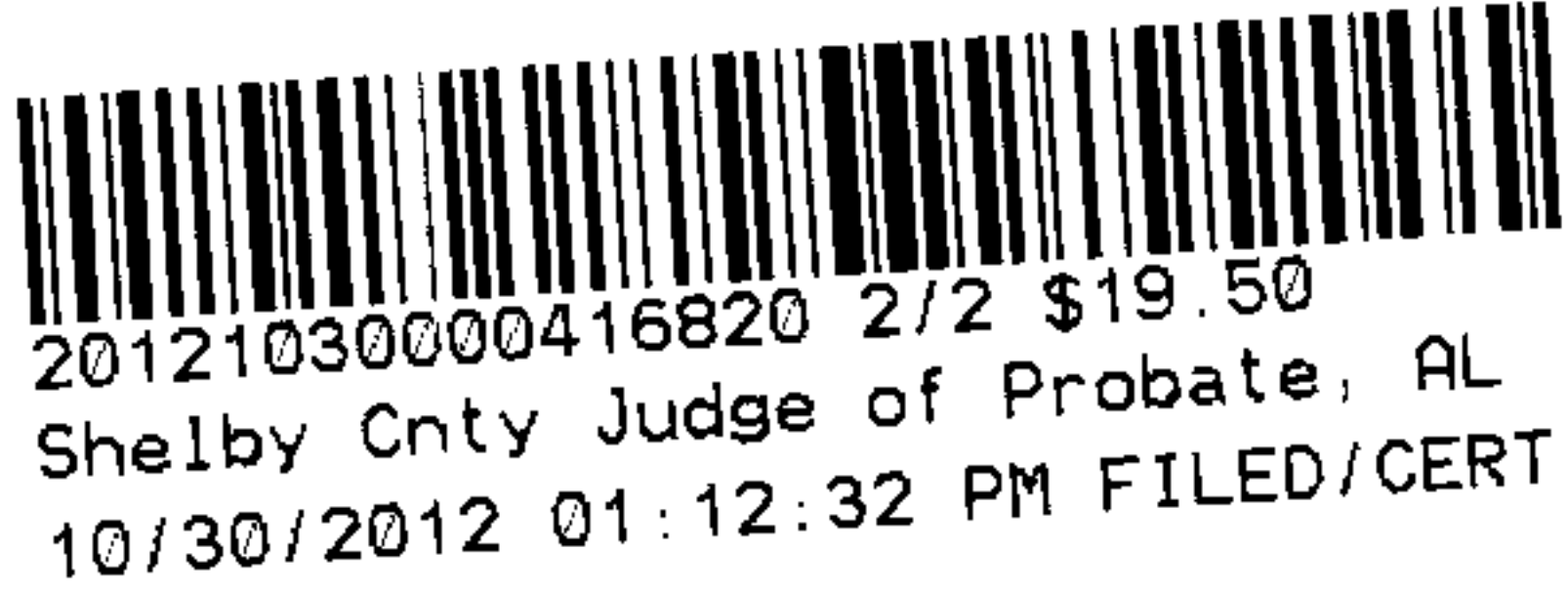
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name C. Roger Vanture  
Mailing Address 120 Indian Landing Rd.  
Pelham, AL 35124

Grantee's Name Jeremy Lee Woods  
Mailing Address 216 Chestnut Forest Drive  
Helena, AL 35080

Property Address 216 Chestnut Forest Drive  
Helena, AL 35080

Date of Sale 10/09/2012  
Total Purchase Price \$ 243,900.00



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  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ 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 10/09/12

Print Kelly B. Furgerson

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1