

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Thomas R. Sandefur
1521 Wingfield Court
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Vlad Prelipcean** and wife, **Maria Prelipcean**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Thomas R. Sandefur** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 818, according to the Map of Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama.

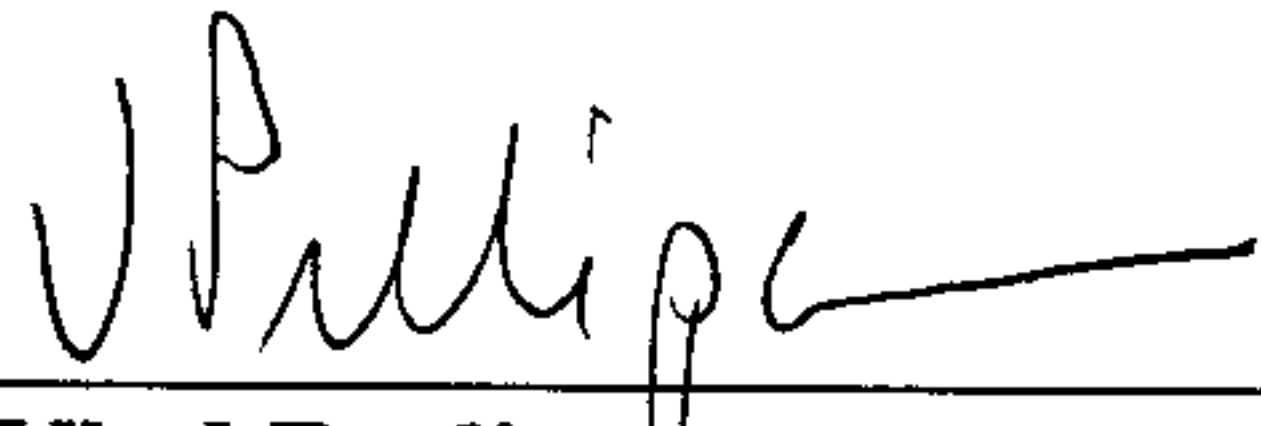
\$328,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of March, 2013.



Vlad Prelipcean

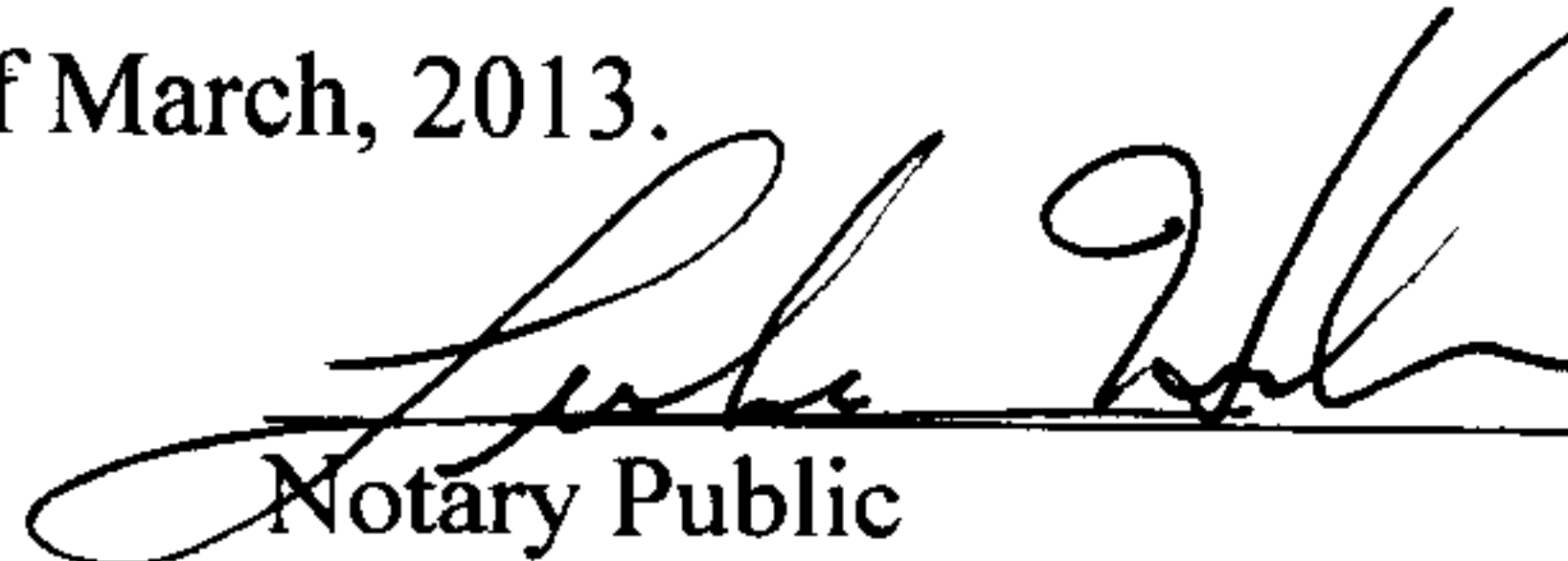


Maria Prelipcean

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

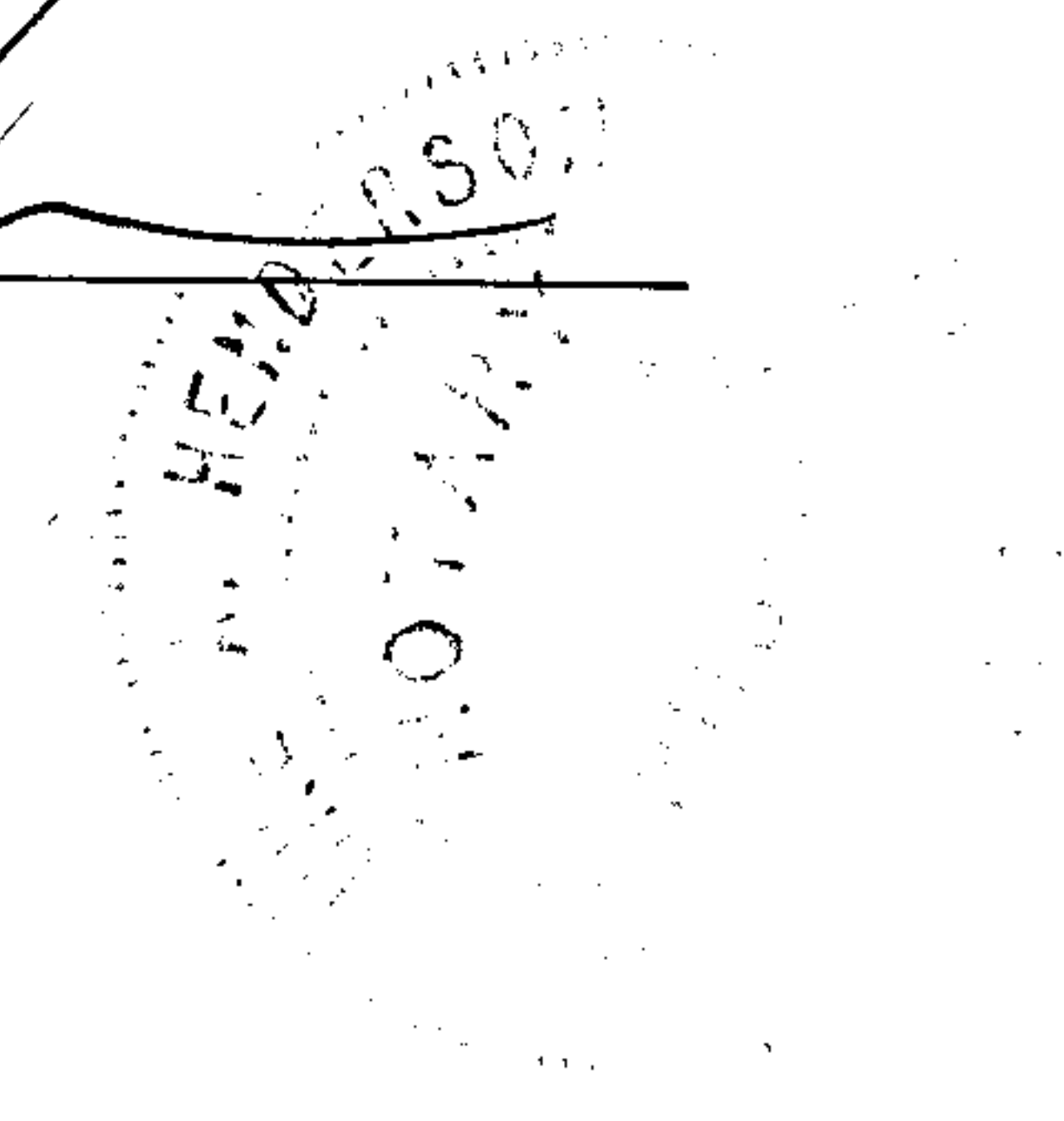
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Vlad Prelipcean and wife, Maria Prelipcean whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of March, 2013.



Notary Public

My Commission Expires: 7/26/16



Real Estate Sales Validation Form

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

Grantor's Name Vlad Prelipcean
Mailing Address Maria Prelipcean
3906 Rock Creek Dr.
Bham, AL 35223

Grantee's Name Thomas L. Sandefur
Mailing Address 1521 Wingfield Court
Bham, AL 35242

Property Address 1521 Wingfield Ct.
Birmingham, AL 35242

Date of Sale 3-7-13
Total Purchase Price \$ 410,000
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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20130314000105670 2/2 \$97.00
Shelby Cnty Judge of Probate, AL
03/14/2013 10:51:41 AM FILED/CERT

Instructions

- Grantor's name and mailing address - provide the name of the person 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 3/12/13

Print Luke A. Henderson

Unattested (verified by)

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