

This Instrument was Prepared by:
L. Brooks Burdette
The Burdette Law Firm, P.C.
(Without Opinion)
113 Glenn Avenue
Trussville, AL 35173

Send Tax Notice To: Robert Ames
Virginia Ames
453 Foothills Parkway
Chelsea, AL 35043

20130628000265030 1/2 \$113.50
Shelby Cnty Judge of Probate, AL
06/28/2013 11:09:07 AM FILED/CERT

98.50
15.00
113.50

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 Seven Thousand Dollars and No Cents (\$207,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Hanna Salter and Robert C. Salter, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Robert Ames and Virginia Ames, husband and wife** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 8, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 20031223000824110 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

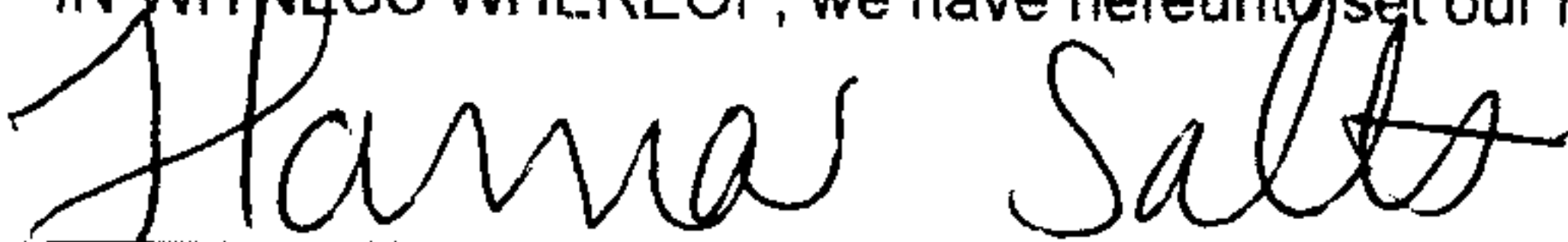
Subject to easements, reservations and restrictions at record.

A purchase money mortgage in the amount of \$108,882.00 closed simultaneously herewith.

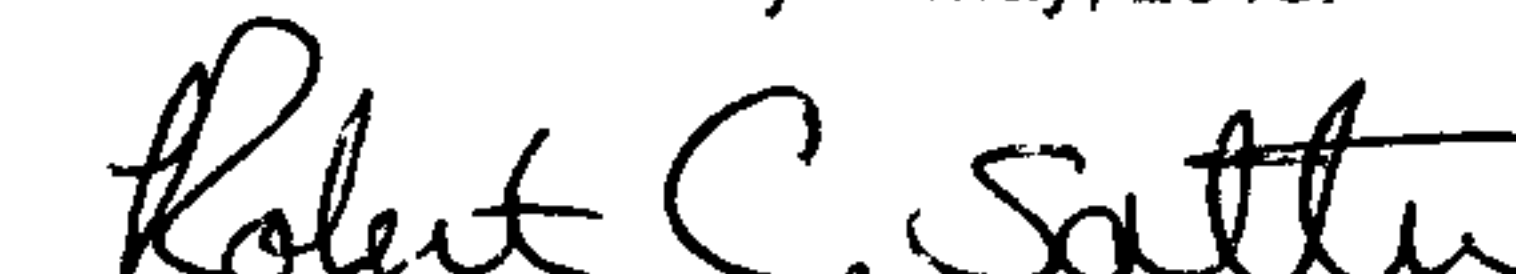
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of May, 2013.


Hanna Salter

(Seal)


Robert C. Salter

(Seal)

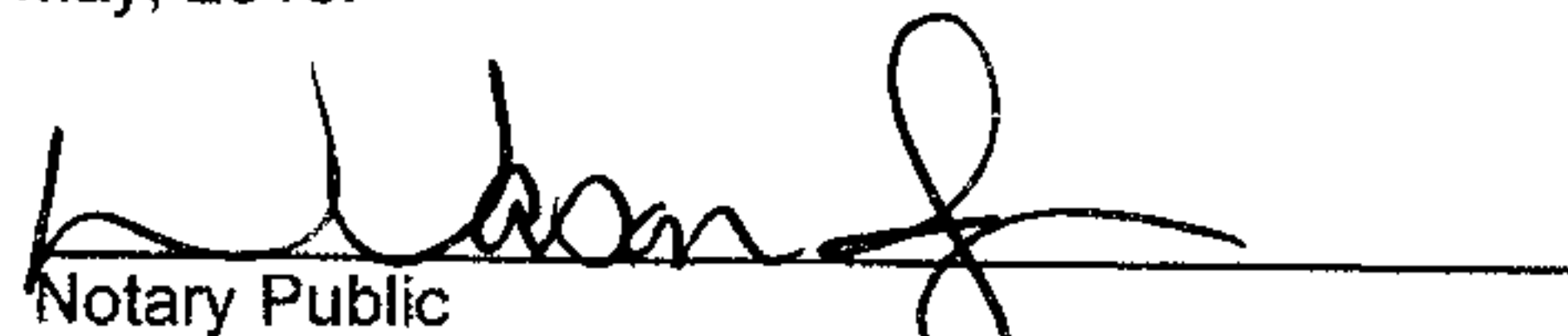
State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Hanna Salter and Robert C. Salter, husband and wife** 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 3rd day of May, 2013.


Notary Public

W. Jason Ingram
My Commission Expires
July 12, 2015

Shelby County, AL 06/28/2013
State of Alabama
Deed Tax: \$98.50

Real Estate Sales Validation Form

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

Grantor's Name Hanna Salter
Robert C. Salter

Grantee's Name Robert Ames
Virginia Ames

Mailing Address 453 Foothills Parkway
Chelsea, Alabama 35043

Mailing Address 453 Foothills Parkway
Chelsea, Alabama 35043

Property Address 453 Foothills Parkway
Chelsea, Alabama 35043

Date of Sale May 03, 2013
Total Purchase Price \$207,000.00

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 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 May 06, 2013

Print Hanna Salter

Sign

Hanna Salter
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1