

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Steven L. Posey and Rebecca H. Posey
266 Timber Trail
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280,
Alabaster, AL 35007. No title opinion
requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that James T. Westbrook and Marie L. Westbrook, (hereinafter "GRANTORS"), for and in consideration of the sum of \$259,900.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Steven L. Posey and Rebecca H. Posey (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 58, according to the Survey of Countryside at Chelsea, Third Sector, as recorded in
Map Book 12, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

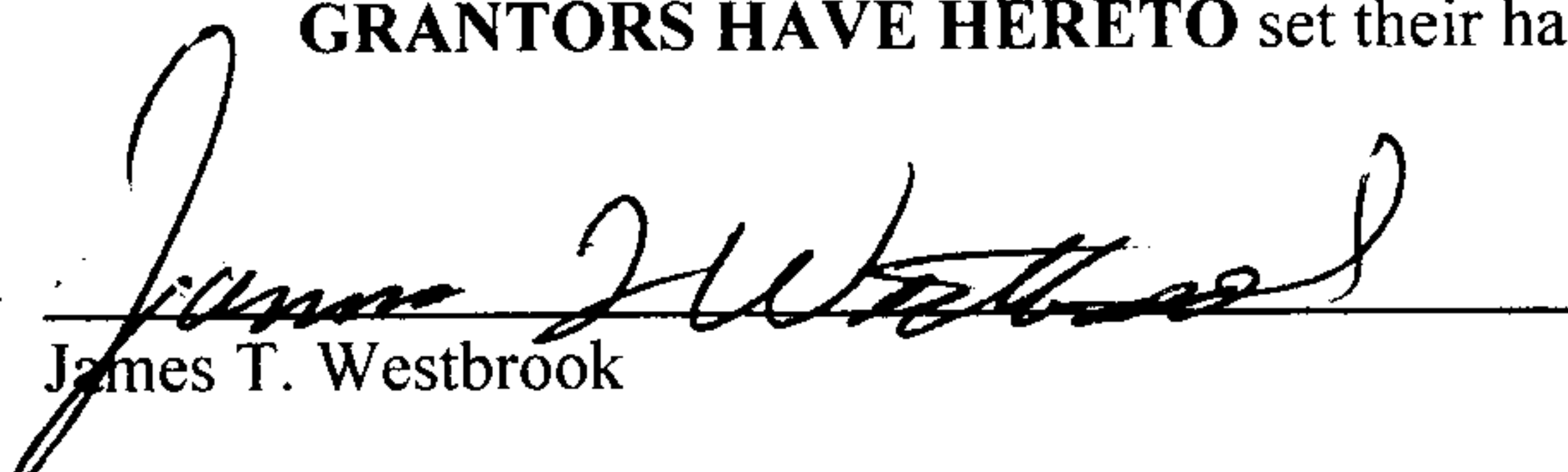
\$207,920.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

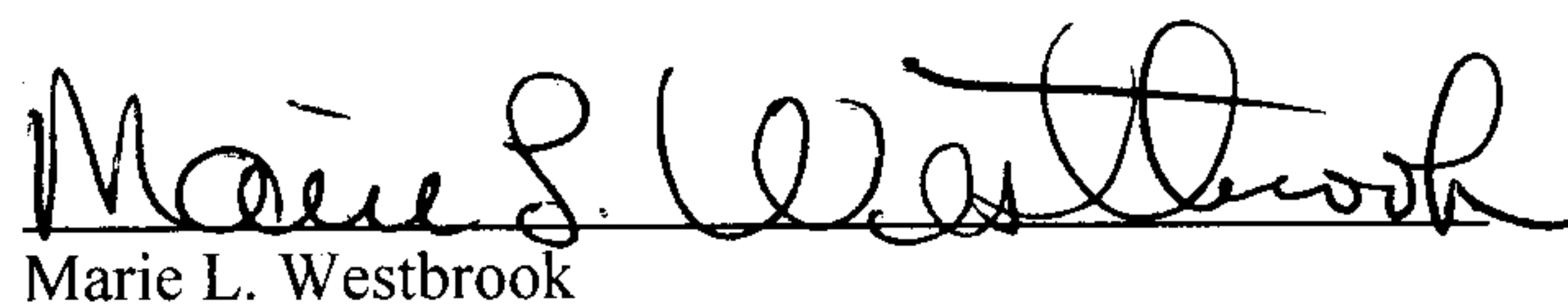
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on September 3, 2013.

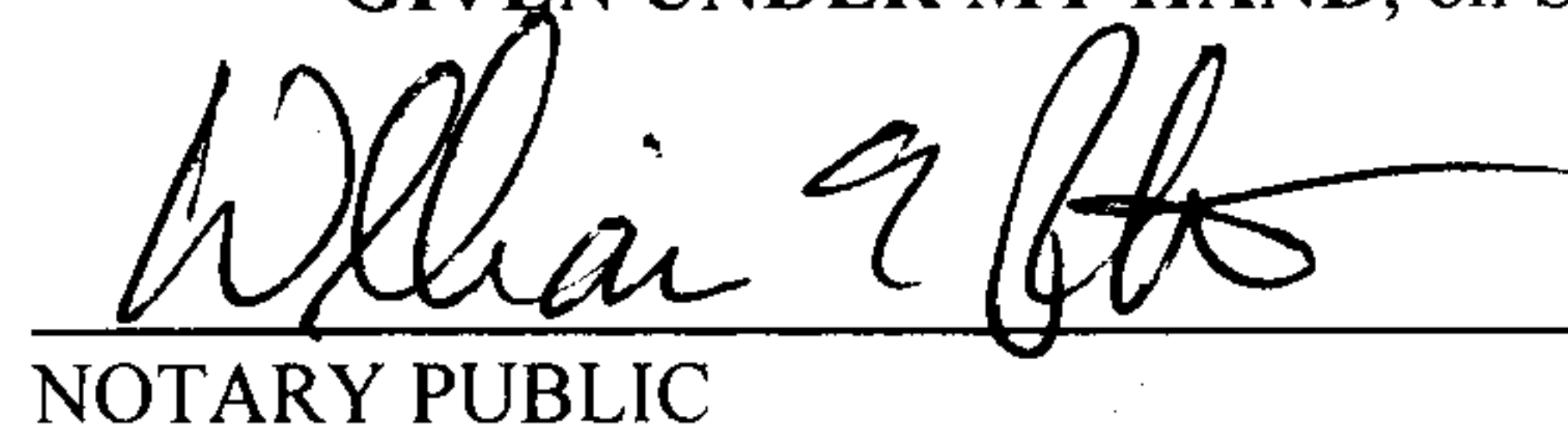

James T. Westbrook


Marie L. Westbrook


STATE OF ALABAMA
COUNTY OF SHELBY

I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that James T. Westbrook and Marie L. Westbrook 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 the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on September 3, 2013.


NOTARY PUBLIC




20130913000373090 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
09/13/2013 02:33:35 PM FILED/CERT

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$52.00

Real Estate Sales Validation Form

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

Grantor's Name James T. Westbrook
Mailing Address Marie L. Westbrook
266 Timber Trail
Chelsea AL 35043

Grantee's Name Steven L Posey
Mailing Address Rebecca H Posey
124 Bolton Lane
Columbiana AL 35025

Property Address 266 Timber Trail
Chelsea AL 35043

Date of Sale 9/3/13
Total Purchase Price \$ 259,900.00

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 9/3/13

Print Wendy Pitts

Unattested

Sign

Wendy Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130913000373090 2/2 \$69.00
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