

This Instrument was Prepared by:

Shannon E. Price P.C.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: John Edwin Courington Jr.  
1488 Highway 491  
Vandiver, AL 35176

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ninety Three Thousand Five Hundred Dollars and No Cents (\$93,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lila Jean Partridge, a married woman and Brenda Howard, a married woman, whose mailing address is 855 Crabapple Lane, Vandiver, AL 35176 & 326 Coosa Island Rd Cropwell, AL 35054**, AL (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Edwin Courington Jr., a married man, whose mailing address is 1488 Highway 491, Vandiver, AL 35176** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1488 Highway 491, Vandiver, AL 35176**; to wit;

**LOT 1, ACCORDING TO THE SURVEY OF THE JUANITA AND RUBY ISBELL SUBDIVISION, SITUATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS RECORDED IN MAP BOOK 43, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Ruby J. Isbell who held Life Estate died on September 4, 2013.**

**The above described property does not represent the homestead of Lila Jean Partridge nor her spouse.**

**The above described property does not represent the homestead of Brenda Howard nor her spouse.**

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Less and except any part of subject property lying within the right of way of a public road.

Easements, setback lines, rights of way, restrictions, reservations, stipulations, declarations, limitations, covenants, conditions, notes and matters of survey as shown on the recorded map or plat of 43, as recorded in Map Book 43, Page 65.

Oil, Gas and Mineral Lease as recorded in Book 352, Page 880 in the Probate Office of Shelby County, Alabama.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

**TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.**

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 person.

2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of January, 2014.

Lila Jean Partridge  
Lila Jean Partridge

Brenda Howard  
Brenda Howard

State of Alabama

}

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Lila Jean Partridge, a married woman and Brenda Howard, a married woman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of January, 2014.

Amye Adams von Seebach

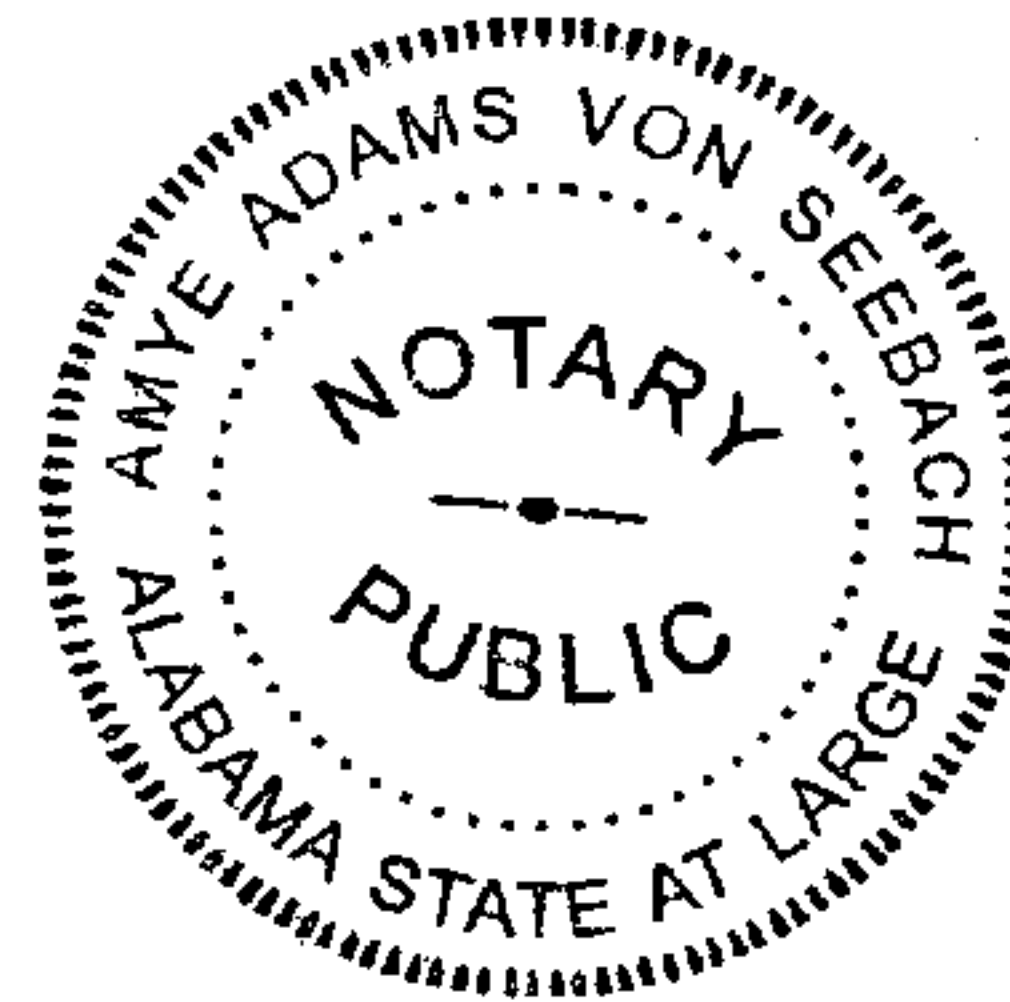
Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

MY COMMISSION EXPIRES  
JUNE 17, 2017

My Commission Expires: \_\_\_\_\_



## Real Estate Sales Validation Form

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

Grantor's Name Lila Jean Partridge  
Brenda Howard  
 Mailing Address 855 Crabapple Lane  
Vandiver, Alabama 35176 and

Grantee's Name John Edwin Courington Jr.  
 Mailing Address 1488 Highway 491  
Vandiver, Alabama 35176

Property Address 1488 Highway 491  
Vandiver, Alabama 35176

Date of Sale January 08, 2014  
 Total Purchase Price \$93,500.00

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 January 07, 2014

Print Lila Jean Partridge

Sign Lila Jean Partridge

(Grantor/Grantee/Owner/Agent) circle one

**Unattested**

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/10/2014 12:10:25 PM  
 \$113.50 KELLY  
 20140110000010550

(verified by)

**Form RT-1**

