This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) Annette T. Weatherington

(Address)212 Meadowood Lane

Montevallo, AL 35115

Statutory Warranty Deed

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00)

DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, CENTRAL STATE BANK, an Alabama Banking

Corporation (herein referred to as grantor), grants, bargains, sells and conveys unto ANNETTE T. WEATHERINGTON (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 and amended map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- All taxes for 2014 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- 35-foot building set back line from Ivanhoe Lane and Lancaster Court as shown on recorded map.
- 5-foot utility easement over the South line of said lot as shown on recorded map.
- Restrictive covenants as recorded in Misc. Book 12, Page 646.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 171 and Deed Book 220, Page 46.
- Easement to South Central Bell Telephone and Telegraph Company recorded in Deed Book 294, Page 501.
- Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 295, Page 847.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated September 30, 2013and recorded on September 30, 2013 at 12:02:50 PM, in Instrument #20130930000390870, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

Shelby County, AL 05/01/2014 State of Alabama Deed Tax:\$127.50



Shelby Chty Judge of Probate, AL 05/01/2014 11:50:00 AM FILED/CERT

• PURCHASE MONEY FIRST MORTGAGE IN THE FULL AMOUNT OF THE CONSIDERATION HEREINABOVE REFERENCED, EXECUTED ON EVEN DATE HEREWITH.

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

IN WITNESS WHEROF, I have hereunto set my hand and seal, this day of

CENTRAL STATE BANK:

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, certify that David P. Downs whose name as EXLC. V. C. hereby certify that _ of Central State Bank, an Alabama Banking Corporation 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the day of

Notary Public

My Commission Expires April 4, 2016

My Commission Expires:

20140501000129120 2/3 \$232.50

Shelby Chty Judge of Probate, AL 05/01/2014 11:50:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Central State Bank	Grantee's Name <u>Annette T. Weatherington</u> Mailing Address, 212 Meadowood Lane
Mailing Address P.O Box 180 Calera, AL 35040	Mailing Address <u>212 Meadowood Lane</u> <u>Montevallo, AL 35115</u>
Property Address <u>12 Lancaster Court</u> <u>Calera, AL 35040</u>	
	Date of Sale Of 30/14 Total Purchase Price \$85,000.00
	Or Antural Malura
	Actual Value \$ Or
	Assessor's Market Value \$
The purchase price or actual value claimed on thi one) (Recordation of documentary evidence is no	s form can be verified in the following documentary evidence: (check trequired)
Bill of Sale	Appraisal
X Sales Contract	Other
X Closing Statement	
If the conveyance document presented for record of this form is not required.	ation contains all of the required information referenced above, the filing
	Instructions
Grantor's name and mailing address – provide the nammailing address.	ne of the person or persons conveying interest to property and their current
Grantee's name and mailing address - provide the nan	ne of the person or persons to whom interest to property is being conveyed.
Property address – the physical address of the property	v being conveyed, if available.
Date of Sale – the date on which interest to the propert	y was conveyed.
Total purchase price – the total amount paid for the pur offered for record.	rchase of the property, both real and personal, being conveyed by the instrumen
· · · · · · · · · · · · · · · · · · · ·	value of the property, both real and personal, being conveyed by the instrument aisal conducted by a licensed appraiser or the assessor's current market value.
the property as determined by the local official charged and the taxpayer will be penalized pursuant to <u>Code of</u> I attest, to the best of my knowledge and belief that the	ed, the current estimate of fair market value, excluding current use valuation, of with the responsibility of valuing property for property tax purposes will be used Alabama 1975 § 40-22-1 (h). Information contained in this document is true and accurate. I further form may result in the imposition of the penalty indicated in Code of Alabama
	Print DAVID P. DOWNS
Attested by:	Sign
STATE OF ALABAMA) COUNT OF SHELBY)	n_{ij}
Sworn to and subscribed before me this t	he 00 day of 410 , 2014.
20140501000129120 3/3 \$232.50 Shelby Cnty Judge of Probate, AL 05/01/2014 11:50:00 AM FILED/CERT	Notary Public My commission explication e
05/01/2014 11.00	