

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) **SEND TAX NOTICE TO:**
) Darl Gene Locke & Janet Kay Locke
COUNTY OF Shelby) 2209 Shady Dell Lane
 Vestavia Hills, AL 35216

*Prepared by:
Janet Locke
2209 Shady Dell Lane
Vestavia Hills, AL 35216*

KNOW ALL MEN BY THESE PRESENTS the Jeff W. Palmer and Norma Jean Palmer, husband and wife, (hereinafter "GRANTORS", for and in consideration of the sum of \$258,000.00, to his/her hand paid. The receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Darl Gene Locke and Janet Kay Locke (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 14, according to the Survey of Inverness Green, as recorded in Map Book 21, pg. 6,
in the Probate office of Shelby County, Alabama
Part of the purchase price was paid with a Mortgage from Palmer Holdings, LLC.**

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (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 (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging to an 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.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, (a) the 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) the 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 his/her hand and seal August 29, 2014.


Jeff W. Palmer

Jeff W. Palmer

Norma Jean Palmer

Norma Jean Palmer

STATE OF ALABAMA
COUNTY OF Shelby


20140829000273160 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
08/29/2014 03:06:15 PM FILED/GERT

Shelby County, AL 08/29/2014
State of Alabama
Deed Tax: \$190.00

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for the said county, hereby certify that Jeff W. Palmer and Norma Jean Palmer whose names are signed to the foregoing instrument, and who are known to me, acknowledge before me on this day the 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 August 29, 2014.

[Signature]

NOTARY PUBLIC

8/29/14

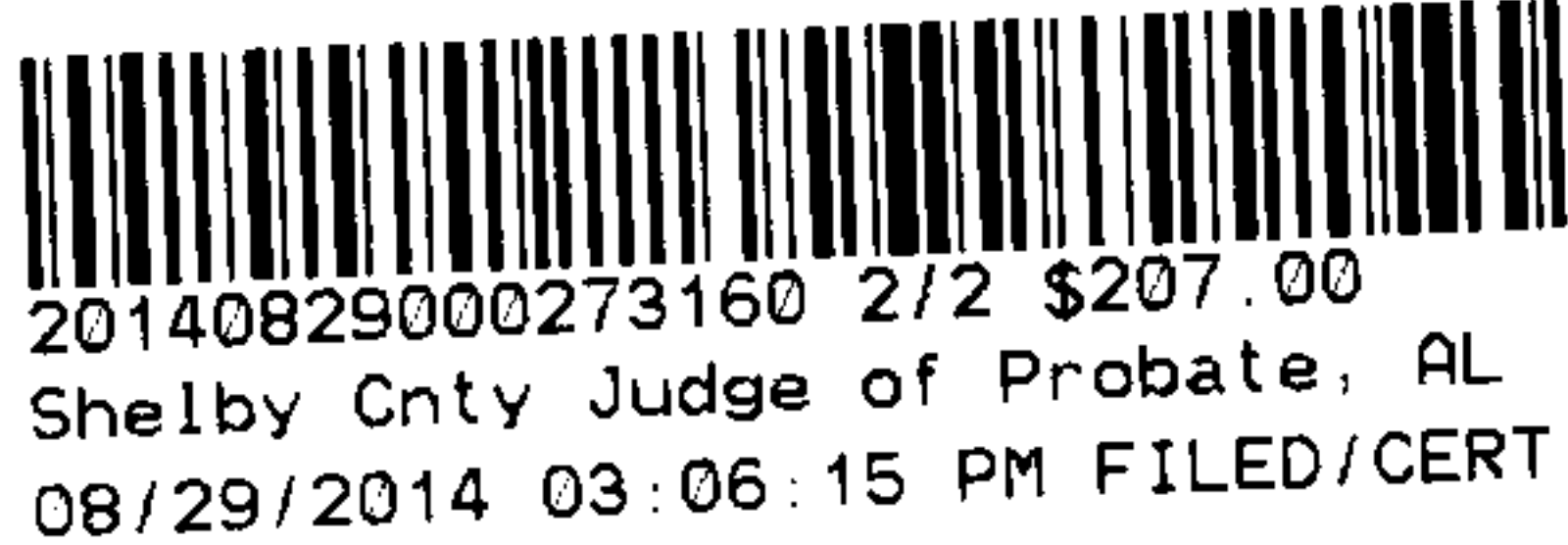
MY COMMISSION EXPIRES September 30, 2014

Real Estate Sales Validation Form

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

Grantor's Name Jeff Palmer Grantee's Name Darl Gene Locke
Mailing Address 3514 Polo Parc Court Mailing Address 2209 Shady Dell Ln
Birmingham, AL Vestavia Hills, AL
35226 35216

Property Address 7049 Inverness Green Ln. Date of Sale 8/29/14
Birmingham, AL Total Purchase Price \$ 258,000
35242 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 8/29/14

☐ Unattested

Print Janet Locke
Sign Janet Locke
(Grantor/Grantee/Owner/Agent) circle one

(verified by)