

This Instrument was Prepared by:  
Timothy P. Wallace  
408 54th Street  
Anniston, AL 36206

Send Tax Notice To: Rod John Loyacano  
Jennifer Ann Loyacano  
105 Overhill Drive  
Vincent, AL 35178

**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 **Ten Thousand Dollars and No Cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Timothy P. Wallace**, A ~~unmarried~~ **Man** (herein referred to as grantor), does grant, bargain, sell and convey unto **Rod John Loyacano and Jennifer Ann Loyacano** (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 14, Block 1, according to Pine Hills Subdivision, as shown by Map of said Subdivision, as recorded in Map Book 4, Page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$84,020.92 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

This property does not constitute the homestead of the grantor nor that of his spouse, if any.

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 18th day of February, 2015.

Timothy P. Wallace (Seal)  
Timothy P. Wallace

State of Alabama

} General Acknowledgment

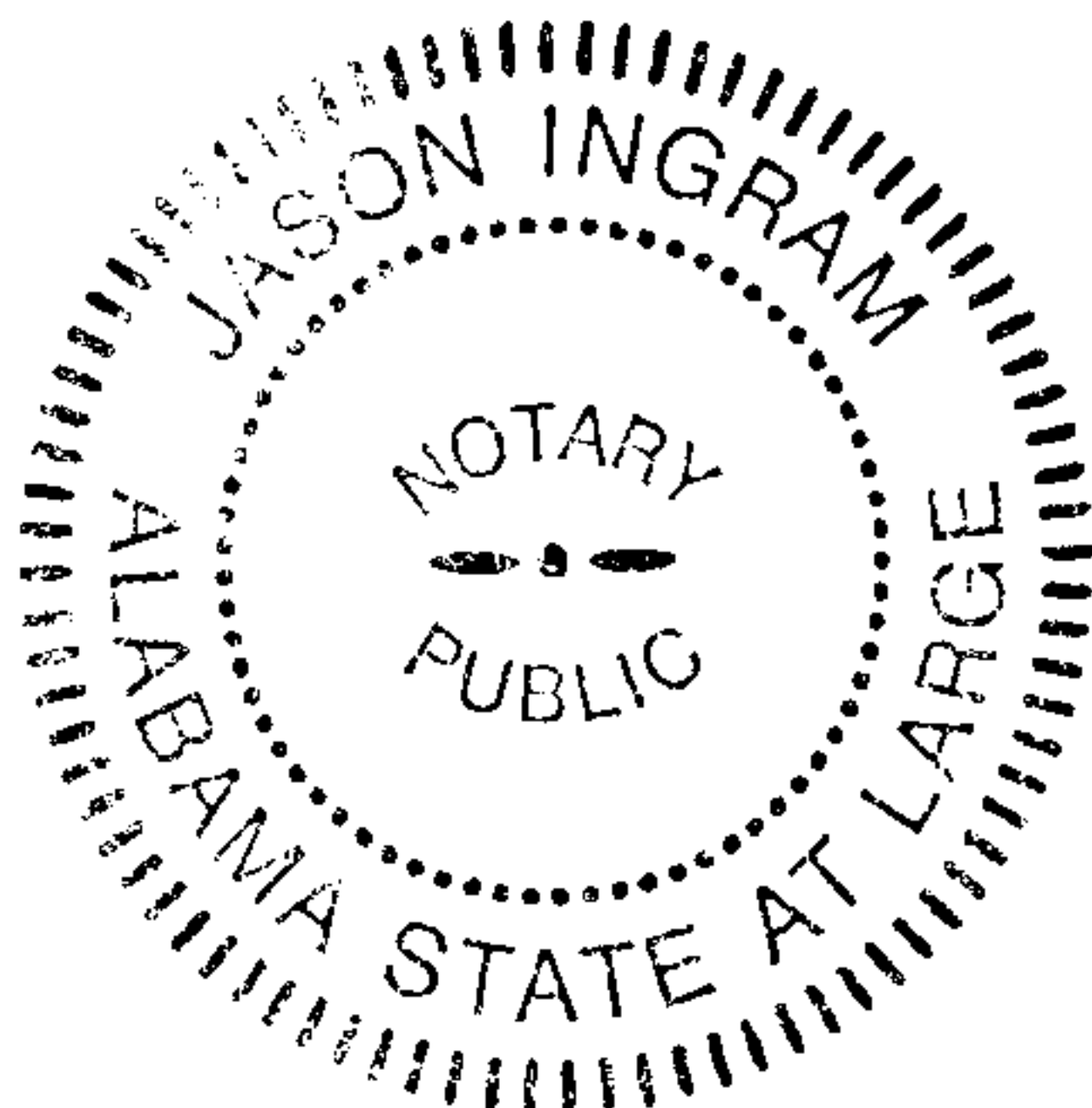
Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Timothy P. Wallace**, A ~~unmarried man~~ **Man** whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of February, 2015.

W. Jason Ingram  
Notary Public

**W. Jason Ingram**  
**My Commission Expires**  
**July 12, 2015**



20150309000070930 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 09:53:28 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 Timothy P. Wallace

Grantee's Name Rod John Loyacano  
Jennifer Ann Loyacano

Mailing Address 408 54th Street  
Anniston, AL 36206

Mailing Address 542 Navajo TR  
Alabaster, AL 35007

Property Address 105 Overhill Drive  
Vincent, AL 35178

Date of Sale February 18, 2015  
Total Purchase Price \$10,000.00

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  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 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 February 18, 2015

Print Timothy P. Wallace

Unattested (verified by)

Sign Timothy P. Wallace  
(Grantor/Grantee/Owner/Agent) circle one

Barcode and file information: 20150309000070930 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/09/2015 09:53:28 AM FILED/CERT