

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Anderson
5160 Hollow Log Ln
Birmingham, AL 35244

GENERAL WARRANTY DEED
With right of survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty-Five Thousand and No/100 Dollars (\$225,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **John Francis Markey, Sr. and Debora Lynne Markey, husband and wife**, (herein referred to as **Grantors**), do hereby grant, sell, bargain and convey unto **Christopher C. Anderson and Melodie L. Anderson**, (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 67, ACCORDING TO THE SURVEY OF HOMESTEAD, THIRD SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

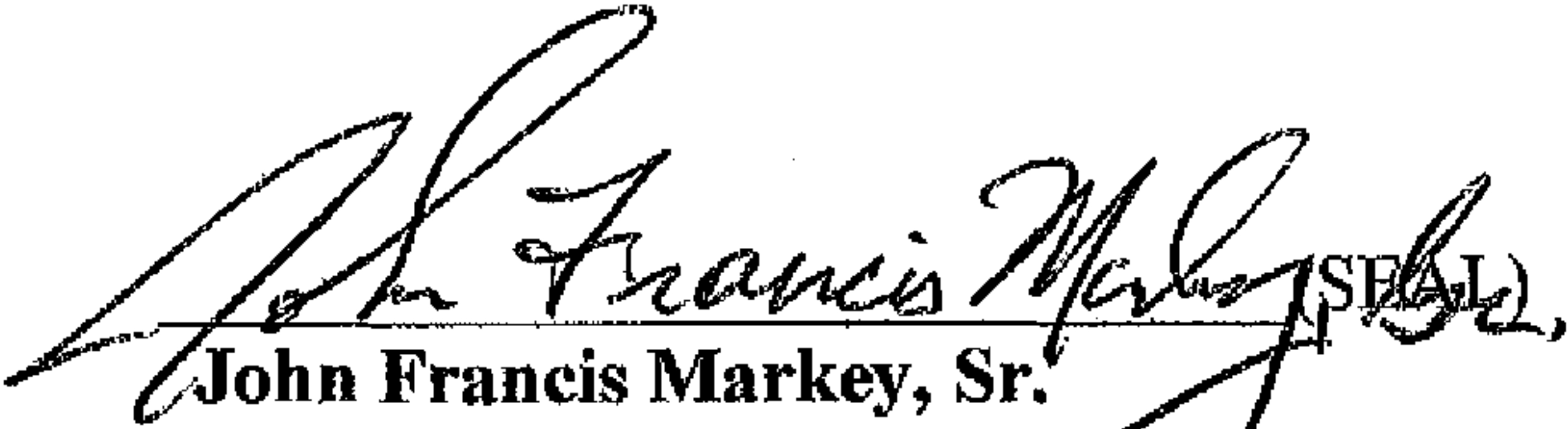
Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

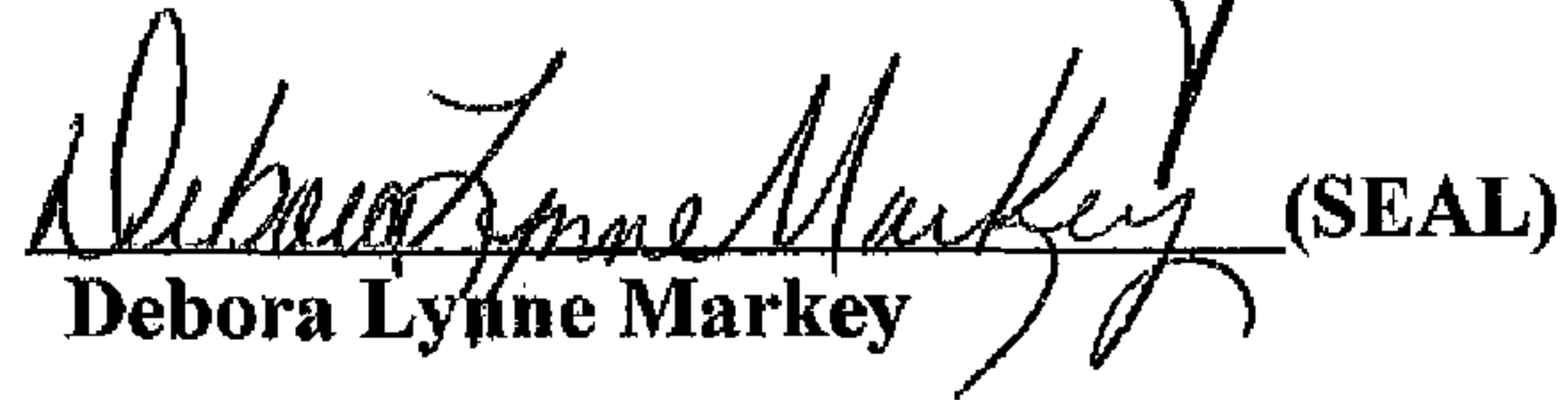
\$232,425.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 15th day of May, 2015.

 (SEAL)
John Francis Markey, Sr.

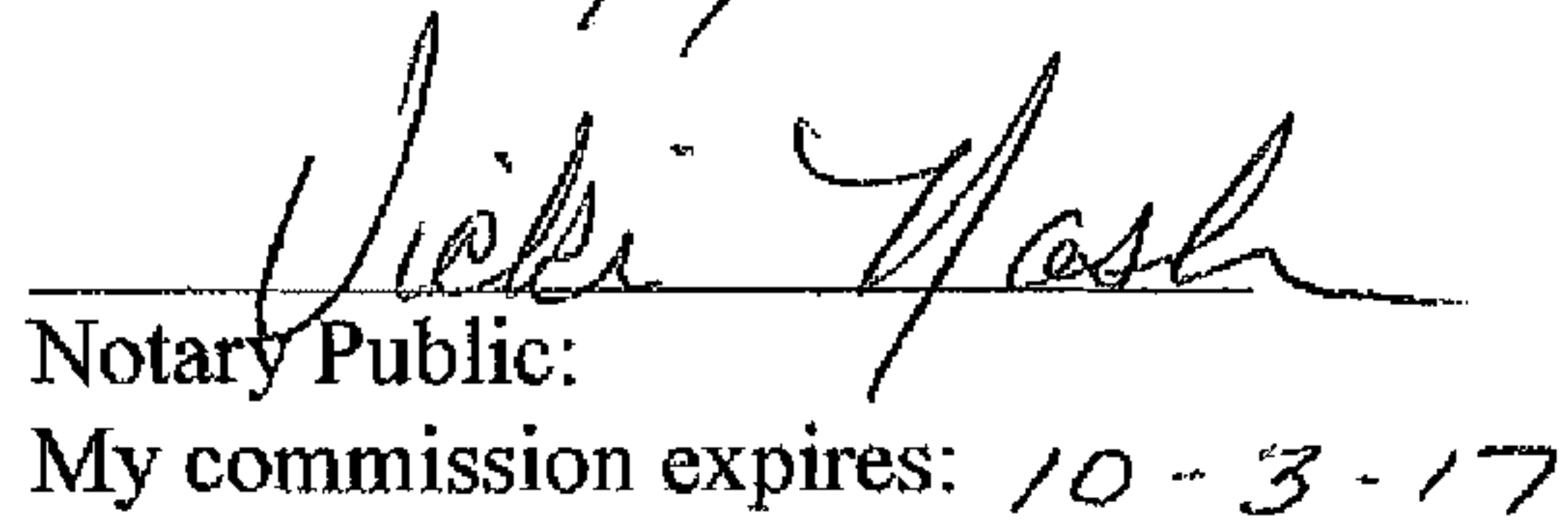
 (SEAL)
Debora Lynne Markey

STATE OF Missouri
COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Francis Markey, Sr. and Debora Lynne Markey**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2015.

Notary Seal


Notary Public:
My commission expires: 10-3-17

VICKI NASH
Notary Public - Notary Seal
State of Missouri - Clinton County
Commission # 13544105
My Commission Expires 10/3/2017

Real Estate Sales Validation Form

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

Grantor's Name Masker Grantee's Name Anderson
 Mailing Address 1645 W Walnut Lawn #208 Mailing Address 5160 Hollow Log Lane
Springfield, MO 65807 Birmingham, AL 35249

Property Address 5160 Hollow Log Lane Date of Sale 5/18/15
Birmingham AL 35244 Total Purchase Price \$ 225,000.00
 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 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 5/18/15 Print Amy Florine Courtney
 _____ Sign [Signature]
 Unattested _____ (Grantor/Grantee/Owner/Agent) circle one
 _____ (verified by)