

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

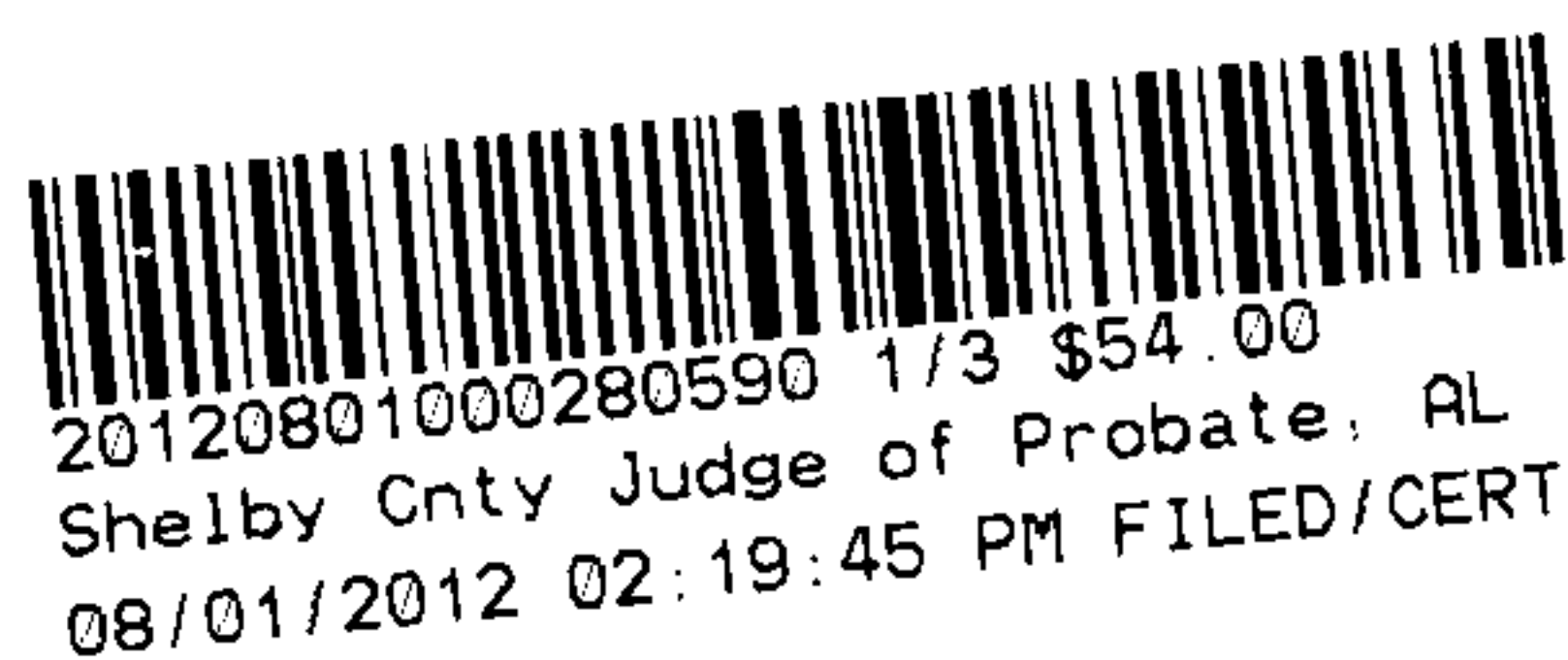
Know all Men by these Presents: That, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KATHY JOSEPH, an unmarried woman**, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **GREGORY J. APPLING AND JAMIE M. APPLING** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, page 160 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Chelsea, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 30 feet reserved from Woodcrest Circle and 30 feet from Ashton Woods Drive, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 1998-26349, and amended and rerecorded in Inst. No. 1998-38669, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Inst. No. 2001-22922, in Probate Office.**
4. **Easement(s) granted for road as set out in Inst. No. 1997-18118, in the Probate Office.**
5. **Restrictions, limitations and conditions as set out in Plat Book 23, page 160, in the Probate Office of Shelby Alabama.**

\$ 0 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.



Shelby County, AL 08/01/2012
State of Alabama
Deed Tax: \$36.00

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 20th day of July, 2012.

[Signature]
WITNESS

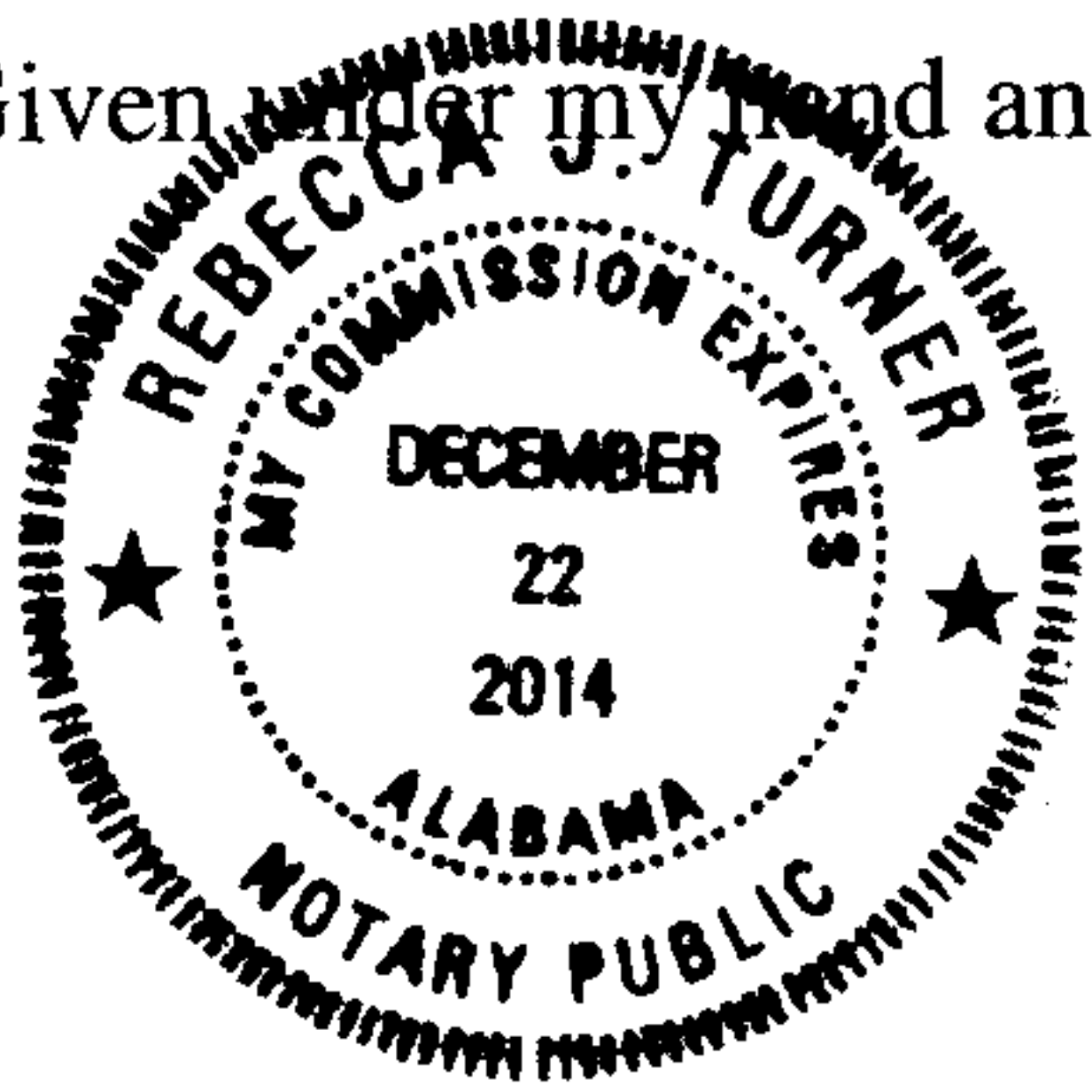
Kathy Joseph {L.S.}
Kathy Joseph

WITNESS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **Kathy Joseph**, whose name 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, she executed the same voluntarily on the day the same bears date.

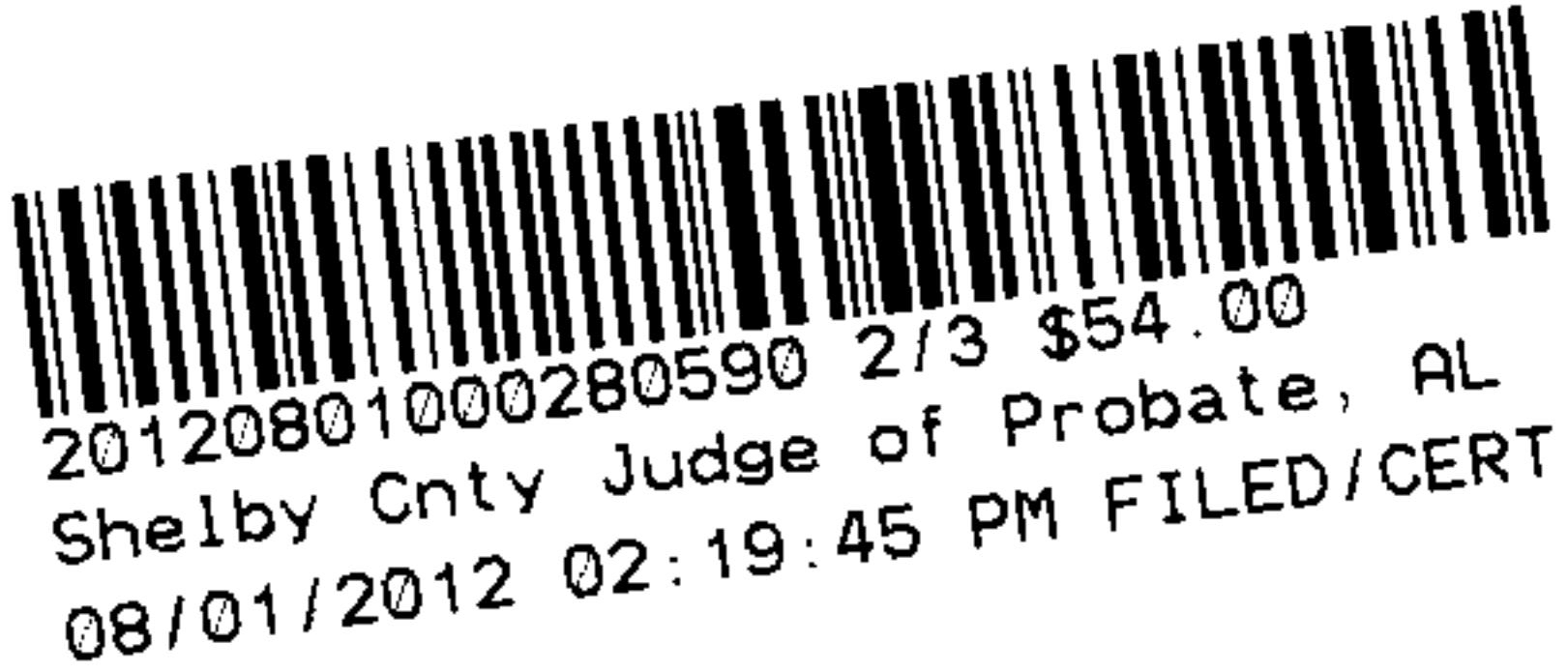
Given under my hand and seal this _____ day of July, 2012.



Rebecca J. Turner
Notary Public
My commission expires 12-22-2014

GRANTEES' MAILING ADDRESS:
151 Ashton Woods Drive
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:
Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-06-1927





20120801000280590 3/3 \$54.00
 Shelby Cnty Judge of Probate, AL
 08/01/2012 02:19:45 PM 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 Kathy Joseph
 Mailing Address Lot 10 Ashton
Woods Drive
Chelsea, AL 35043

Grantee's Name Greg Appling
 Mailing Address 151 Ashton Woods Drive
Chelsea, AL 35043

Property Address Lot 10 Ashton
Woods Drive
Chelsea, AL
35043

Date of Sale 7-12-12
 Total Purchase Price \$ 500

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 36,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 8/1/2012

☒ Unattested [Signature]
 (verified by)

Print Greg Appling

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Jessica F. Holland MCE 4/20/12