

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Rosemarie Dennis
117 Cedar Cove Lane
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Seventy thousand and no/100 (\$70,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **David W. Wheeler, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rosemarie Dennis** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

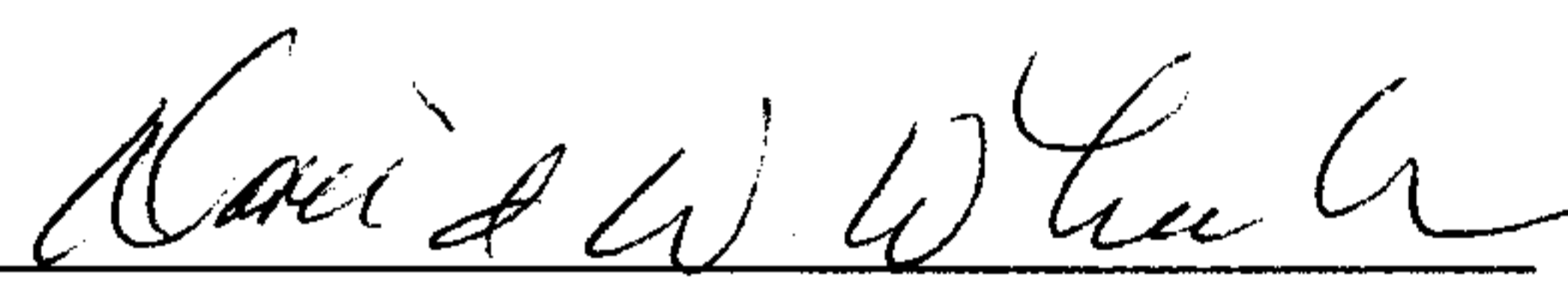
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 31st day of August, 2012.


David W. Wheeler

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **David W. Wheeler, a married man** 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of August, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014




20120906000336500 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
09/06/2012 09:33:36 AM FILED/CERT

EXHIBIT "A"

A parcel of land in the SW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 9, Block 3, of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot 9 a distance of 107.20 feet to the point of beginning; thence turn left 90 deg. 16 min. 00 sec. 187.20 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run East 60.00 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run West 29.61 feet; thence turn left 59 deg. 15 min. 00 sec. and run Southwest 428.93 feet; thence turn right 149 deg. 31 min. 00 sec. and run North 368.62 feet to the point of beginning.

Also a non-exclusive easement for ingress, egress and utilities, 60.00 feet wide, 30 feet on each side of the following described centerline: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34 in the Office of the Judge of Probate of Shelby County, Alabama; thence run East along the South right of way of Cedar Cove Lane 34.75 feet to the end of the South right of way of said street; thence turn left 89 deg. 08 min. 30 sec. and run North 30.00 feet to the end of the centerline of said street and the point of beginning of the centerline of said easement, thence turn right 89 deg. 08 min. 30 sec. and run East 211.35 feet to the end of the centerline of said easement.


20120906000336500 2/3 \$88.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 09/06/2012
State of Alabama
Deed Tax:\$70.00

Real Estate Sales Validation Form

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

Grantor's Name David W. Wheeler
Mailing Address 2532 Crossgate Place
Vestavia, AL 35216

Grantee's Name Rosemarie Dennis
Mailing Address 117 Cedar Cove Lane
Pelham, AL 35124

Property Address 115 Cedar Cove Lane
Pelham, AL 35124

Date of Sale 08/31/2012

Total Purchase Price \$ 70,000.00

or

Actual Value \$

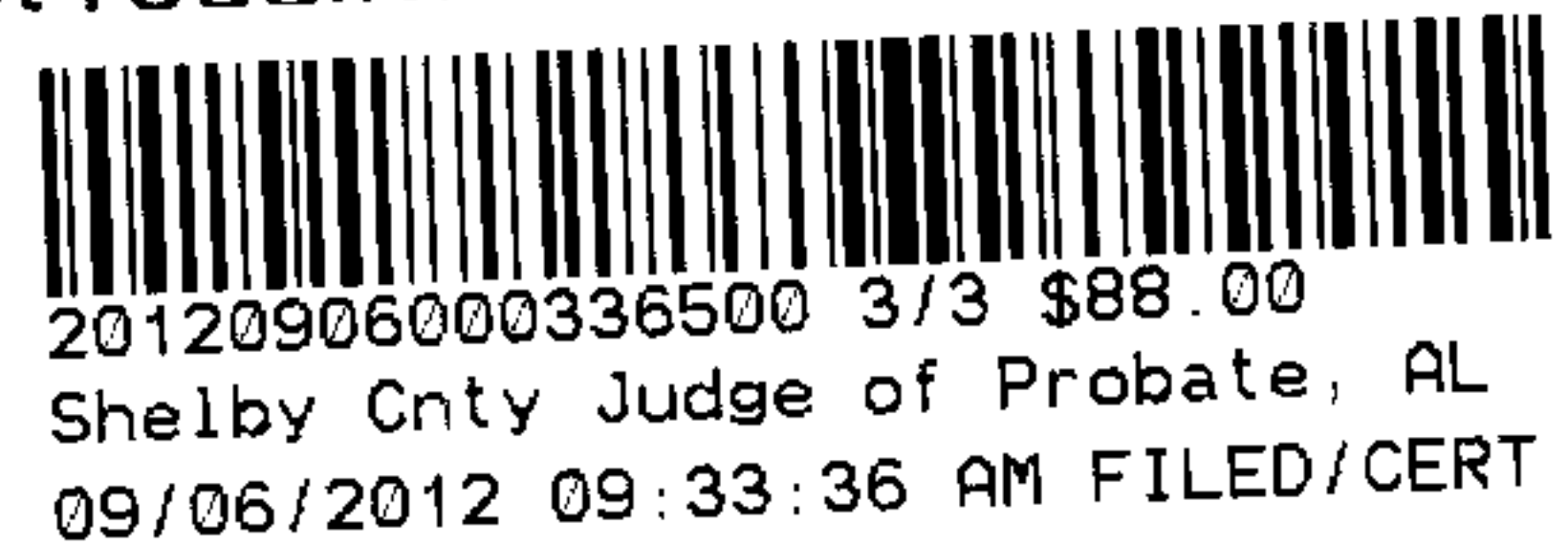
or

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
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 AUG 31 2012

Print Kelly B. Ferguson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1