



20120927000368370 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/27/2012 09:23:01 AM FILED/CERT

## 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 Four Thousand and No/100ths Dollars (\$4,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **WESLEY WHITTEN AND MARY WHITTEN, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **NATHAN EPPERSON AND KAREN EPPERSON** (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 Wilsonville, Shelby County, Alabama, to-wit:

A parcel of land situated in the N ½ of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest ¼ of the Northwest ¼ of above said Section; thence North 89 degrees 55 minutes 07 Seconds East a distance of 375.61 feet; thence South 03 degrees 01 minutes 53 seconds West, a distance of 367.01 feet; thence South 78 degrees 27 minutes 28 seconds West, a distance of 209.76 feet to the point of beginning; thence South 89 degrees 36 minutes 33 seconds West, a distance of 41.20 feet; thence South 78 degrees 29 minutes 52 seconds West, a distance of 169.17 feet; thence South 08 degrees 48 minutes 10 seconds East, a distance of 216.40 feet; thence North 78 degrees 35 minutes 39 seconds East, a distance of 191.70 feet; thence North 03 degrees 49 minutes 54 seconds West, a distance of 210.43 feet to the point of beginning.

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 Wilsonville, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, page 180, in Probate Office.**

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

**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 Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their 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 Grantors have set their hands and seals this 12th day of September, 2012.

4  
WITNESS

Wesley Whitten {L.S.}  
Wesley Whitten

WITNESS

Mary Whitten {L.S.}  
Mary Whitten

STATE OF Connecticut & Rhode Island  
COUNTY OF New London & Newport

I, the undersigned notary public, in and for said county and state, hereby certify that ~~Wesley Whitten and Mary Whitten~~ whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of September, 2012.

J.M SCHMAHL  
Notary Public  
State of Connecticut  
My Commission Expires  
February 28, 2014

notary Jm sch  
commission 10/26/2015 Notary Public  
My commission expires 02/28/2014

**Send Tax Notice To:**

Nathan Epperson  
217 Arbor CT  
Sterrett, AL 35147

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-09-2084

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# Real Estate Sales Validation Form

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

Grantor's Name	<u>Wesley Whitten</u>	Grantee's Name	<u>Nathan Epperson</u>
Mailing Address	<u>232 Wolf Rock Rd</u> <u>Exeter RI 02822</u>	Mailing Address	<u>217 Arbor Ct</u> <u>Sterrett AL 35147</u>
Property Address	<u>Eggle Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>9/12/12</u>
		Total Purchase Price \$	<u>4000.00</u>
		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	<u>9/13/12</u>	Print	<u>Wesley Whitten</u>
Unattested	<u>(Signature)</u>	Sign	<u>(Signature)</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120927000368370 3/3 \$22.00  
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Shelby County, AL 09/27/2012  
State of Alabama  
Deed Tax: \$4.00