

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:

Bradford D. Dobbins
1020 Beaumont Avenue
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20121001000374490 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
10/01/2012 03:56:02 PM FILED/CERT

That in consideration of Two Hundred Sixty-Six Thousand and 00/100 (\$266,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Robert L. Holman, as Attorney-in-Fact for Dwight A. Sandlin**, a married man, do hereby grant, bargain, sell and convey unto **Bradford D. Dobbins** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28B, according to the Final Plat of the Residential Subdivision of Beaumont-Phase 5 a Resurvey of Lots 1-31, as recorded in Map Book 40, page 5, in the Probate Office of Shelby County, Alabama.

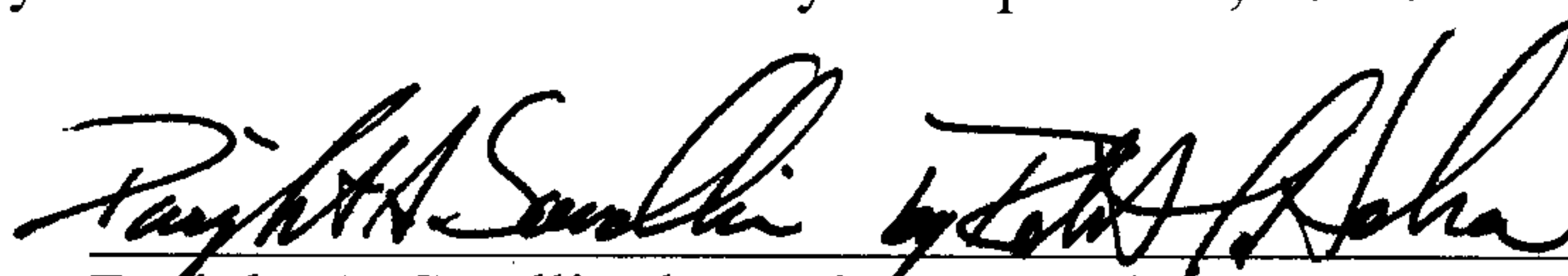
SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions appearing of record in Instrument 20060411000166620 in the Probate Office of Shelby County, Alabama; (5) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (6) Agreement for Covenants as recorded in Instrument 20060607000270390 in the Probate Office of Shelby County, Alabama; (7) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120 and further amended in Instrument 20080814000326670 in the Probate Office of Shelby County, Alabama; (8) Grant of Land Easement with Restrictive Covenants recorded in Instrument 20071109000517680 in the Probate Office of Shelby County, Alabama.

The property described above does not constitute the homestead of the grantor or his spouse.

\$252,700 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of September, 2012.


Dwight A. Sandlin, by Robert L. Holman
Attorney-in-Fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Holman, whose name as Attorney-in-Fact for Dwight A. Sandlin, 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 in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2012.

My Commission Expires:

8/4/13


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Dwight A. Sandlin

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Bradford D. Dobbins



20121001000374490 2/2 \$28.50
Shelby Cnty Judge of Probate, AL
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Mailing Address 1020 Beaumont Avenue
Birmingham, AL 35242

Property Address 1020 Beaumont Avenue
Birmingham, AL 35242

Date of Sale September 25, 2012

Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$13.50

Total Purchase Price \$266,000.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 September 25, 2012

Print John L. Hartman III

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one