

Send tax notice to:
Rachael N. Fitzgerald
95 Cherokee Trail
Indian Springs, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

BHM1200745

State of Alabama
County of Shelby



20121003000378740 1/3 \$192.50
Shelby Cnty Judge of Probate, AL
10/03/2012 02:36:49 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Four Thousand Five Hundred and 00/100 Dollars (\$174,500.00) in hand paid to the undersigned **Cordy A. Ramer IV and Ginger K. Ramer, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Rachael N. Fitzgerald and James S. Fitzgerald, Jr.** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, thence run South along the West line of said Southwest Quarter a distance of 1179.90 feet to the point of beginning; thence continue along same course a distance of 90.00 feet; thence an angle to the left of 87°49' for a distance of 313.80 feet; thence an angle to the left of 92°11' for a distance of 90.00 feet; thence an angle to the left of 87°49' for a distance of 313.80 feet to the point of beginning; being in the West half of West half of Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$122,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

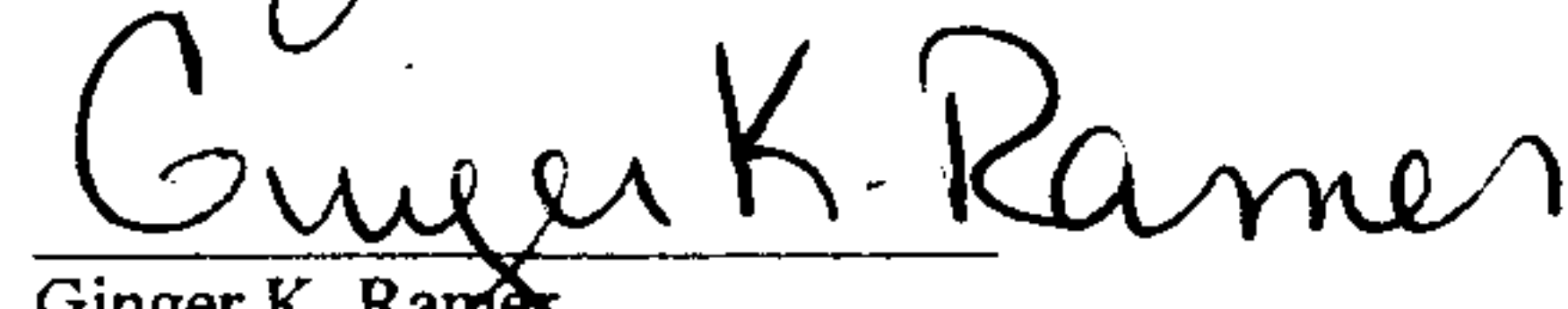
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/03/2012
State of Alabama
Deed Tax: \$174.50

IN WITNESS WHEREOF, Grantors Cordy A. Ramer IV and Ginger K. Ramer have hereunto set their signatures and seals on .

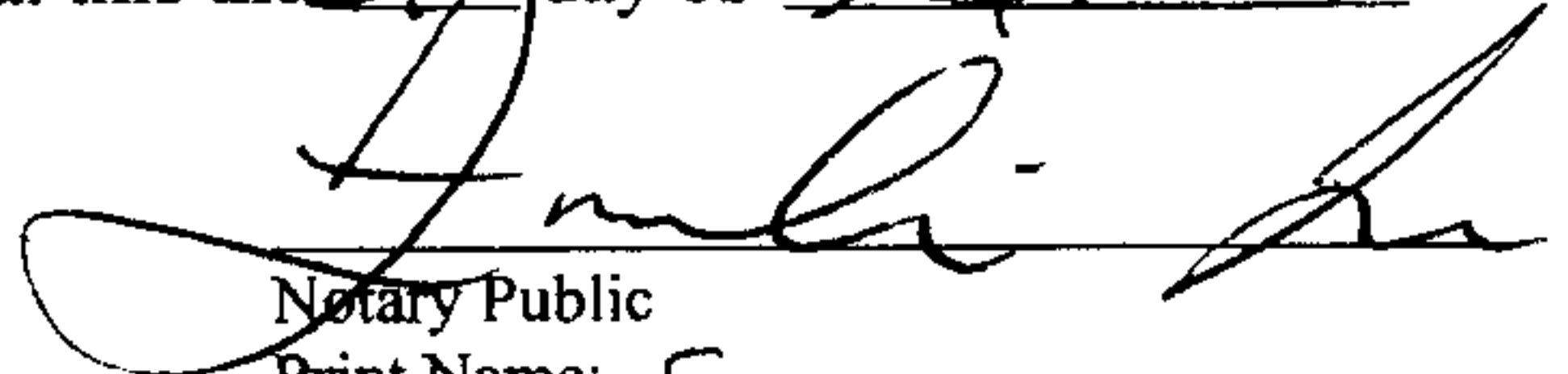

Cordy A. Ramer IV


Ginger K. Ramer

STATE OF Texas
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cordy A. Ramer IV and Ginger K. Ramer, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September 2012



Notary Public
Print Name: Franklin Luna
Commission Expires: 03-05-2016

(NOTARIAL SEAL)



20121003000378740 2/3 \$192.50
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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 Cordy A. Ramer IV & Ginger K Ramer
Mailing Address 3810 Foster Hill Drive Kingwood TX 77345

Grantee's Name Rachael N. Fitzgerald & James S. Fitzgerald Jr
Mailing Address 95 Cherokee Trail Indian Springs AL 35124

Property Address 95 Cherokee Trail Indian Springs AL 35124

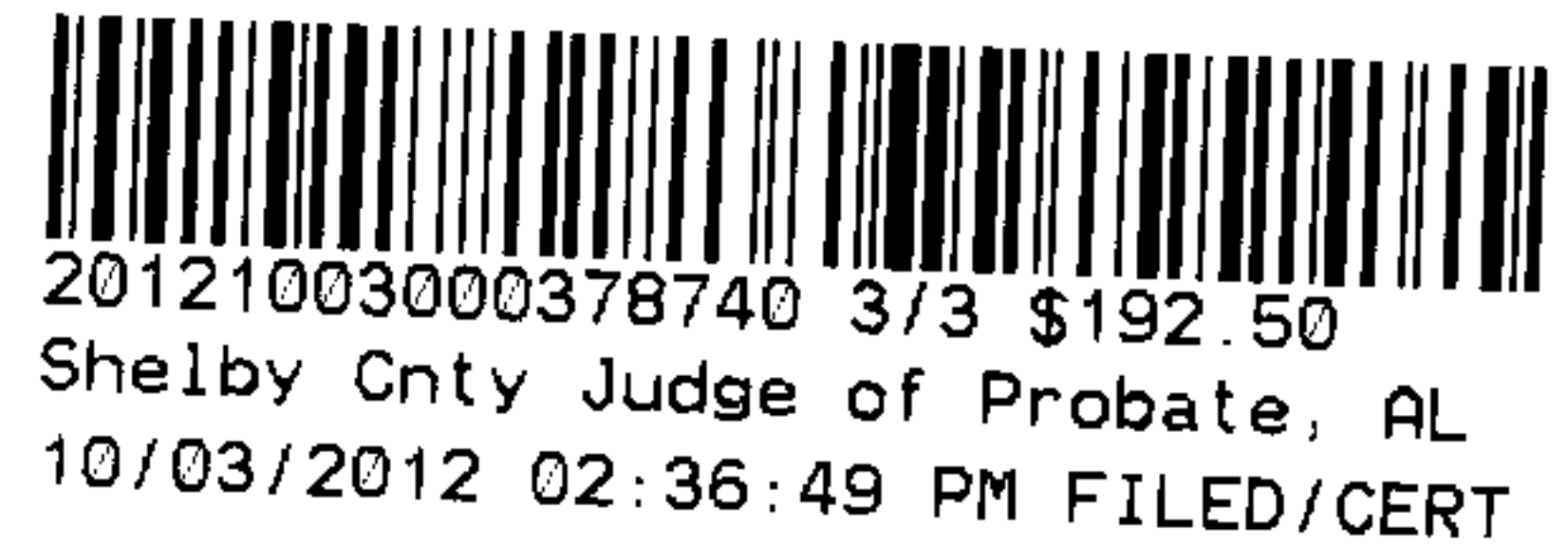
Date of Sale 9-28-12

Total Purchase Price \$ 174,500.00
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 9-28-12

Print Jennifer L. Banik

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one