

Send tax notice to:
John E. Landers, Jr., and Lea Ann Landers
103 Highlander Drive
Hueytown, Alabama 35023

This instrument prepared by:
Candice J. Shockley
Attorney at Law, LLC
2491 Pelham Parkway
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars in hand paid to the undersigned, John E. Landers, Jr., a married man, (hereinafter referred to as the "Grantor) by John E. Landers, Jr., and wife, Lea Ann Landers, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto the Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

South 50 feet of Lot 8 and the North 75 feet of Lot 7, Block 6, according to the Map and Survey of Jewell Heights, being a subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 22, Range 2 West, Shelby County, Alabama.

SUBJECT TO:

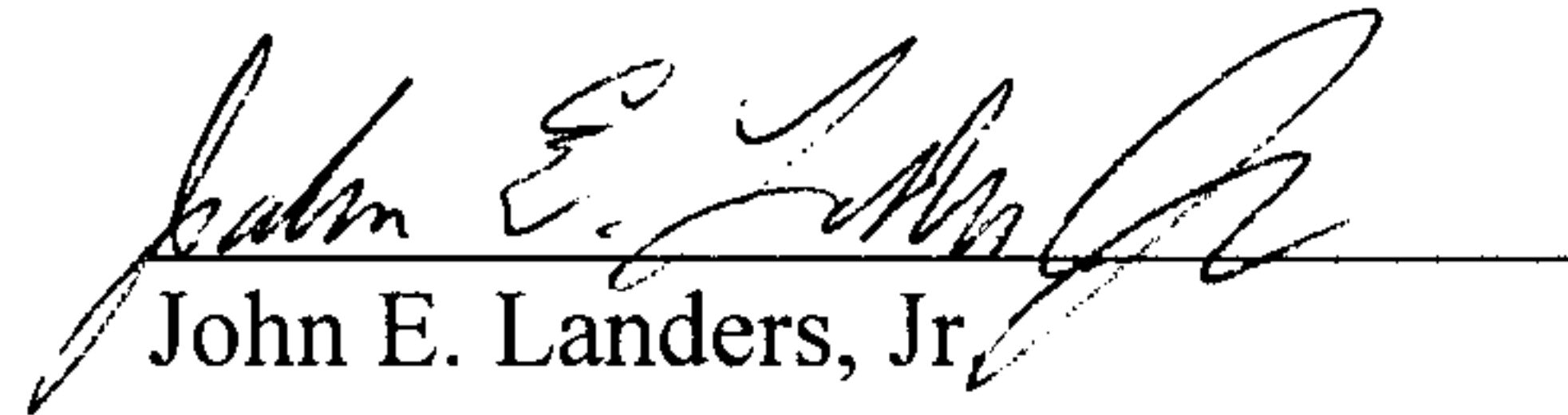
1. Ad valorem taxes due and payable October 1, 2012.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in the Probate Office.
3. Rights of Way and easements to Alabama Power Company as recorded in the Probate Office.
4. Easements or Encroachments as shown by recorded plat.
5. Rights or claims of parties, Easements, Encroachments, Rights of Ways, Building Set Back Lines.

This Deed was prepared using information provided by the Grantor. No Title Search or Survey was performed in conjunction with the preparation of this Deed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself , and for my heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I have good right to sell and convey the same as aforesaid, and that I will, and my successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

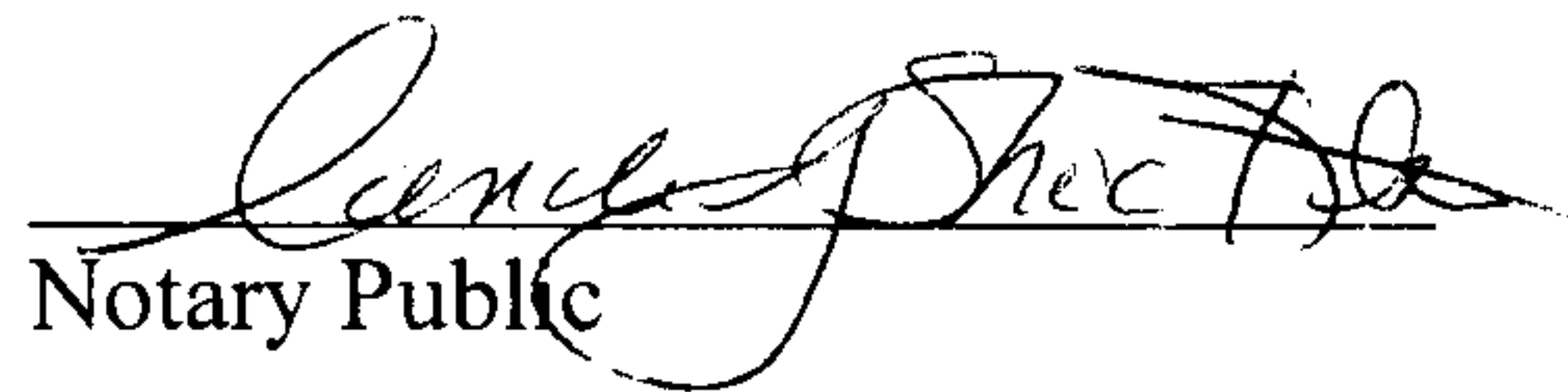
IN WITNESS WHEREOF, the Grantor, has hereunto set his signature and seal on this the And day of October, 2012.


John E. Landers, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Landers, Jr., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the above mentioned date.

Given under my hand and official seal this the And day of October, 2012.


Notary Public

My Commission Expires: 7-9-14

[NOTARIAL SEAL]


20121005000382500 2/3 \$38.50
Shelby Cnty Judge of Probate, AL
10/05/2012 12:01:25 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 John E. Landers
Mailing Address 103 Highlander Dr.
Hueytown, AL 35023

Grantee's Name John E. Landers and Lea Ann Landers
Mailing Address 103 Highlander Drive
Hueytown, AL 35023

Property Address 2100 Hwy 209
Calera, AL 35040

Date of Sale Oct 2, 2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 40,950.00

1/2 value 20,475

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 Tax Assessor's Notice

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 10-5-12

Print Candice J. Shackley

Sign Candice J. Shackley

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

