

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051


Send Tax Notice to:
Mr. & Mrs. Justin Luke Wheeler
611 Old Childersburg Lane
Alpine, AL 35014

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND NO/00 DOLLARS (\$144,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ROBERT E. BUTTERWORTH, an unmarried man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **JUSTIN LUKE WHEELER and MARION ASHLEY WHEELER, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


20121008000385240 1/3 \$162.00
Shelby Cnty Judge of Probate, AL
10/08/2012 03:08:07 PM FILED/CERT

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

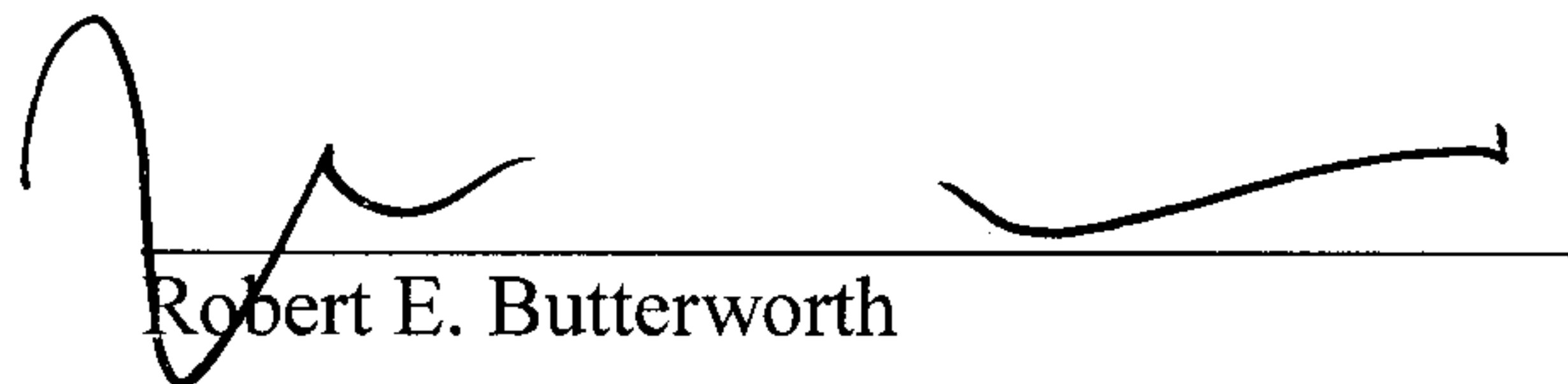
\$134,400.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Robert E. Butterworth is the surviving grantee in that certain deed recorded in Inst. No. 20060502000204350, in the Probate Office of Shelby County, Alabama. The other grantee, Carole M. Butterworth, is deceased, having died 2-23-2009.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of October, 2012.

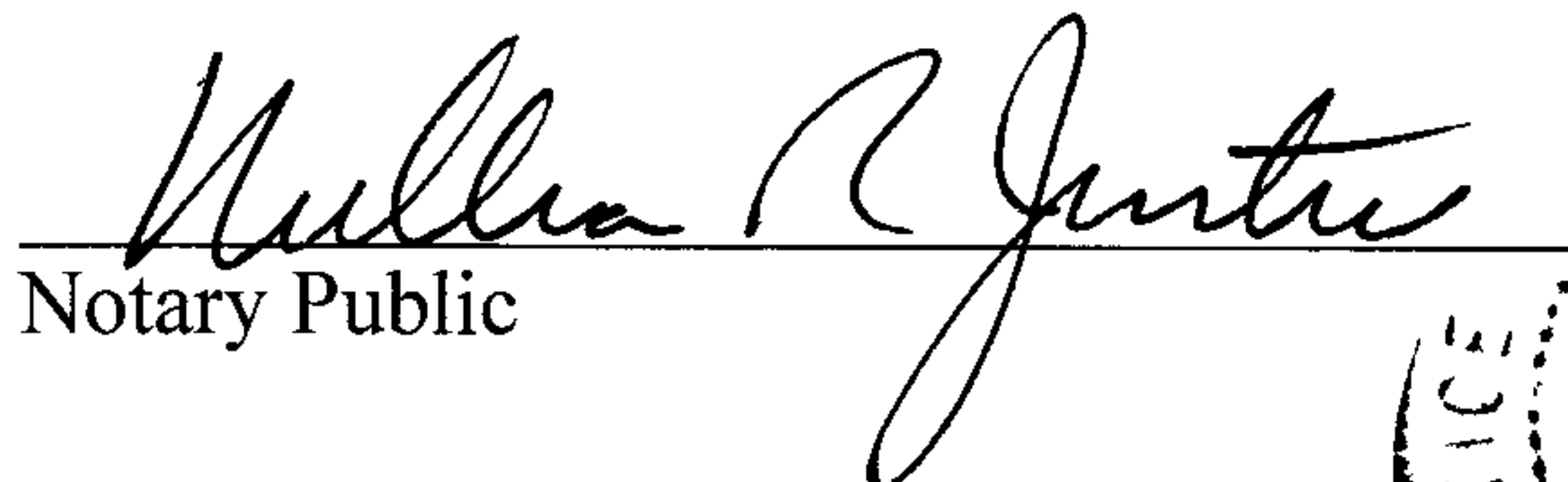

Robert E. Butterworth

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Robert E. Butterworth, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2012.

My commission expires: 9/12/15


Notary Public

Shelby County, AL 10/08/2012
State of Alabama
Deed Tax: \$144.00

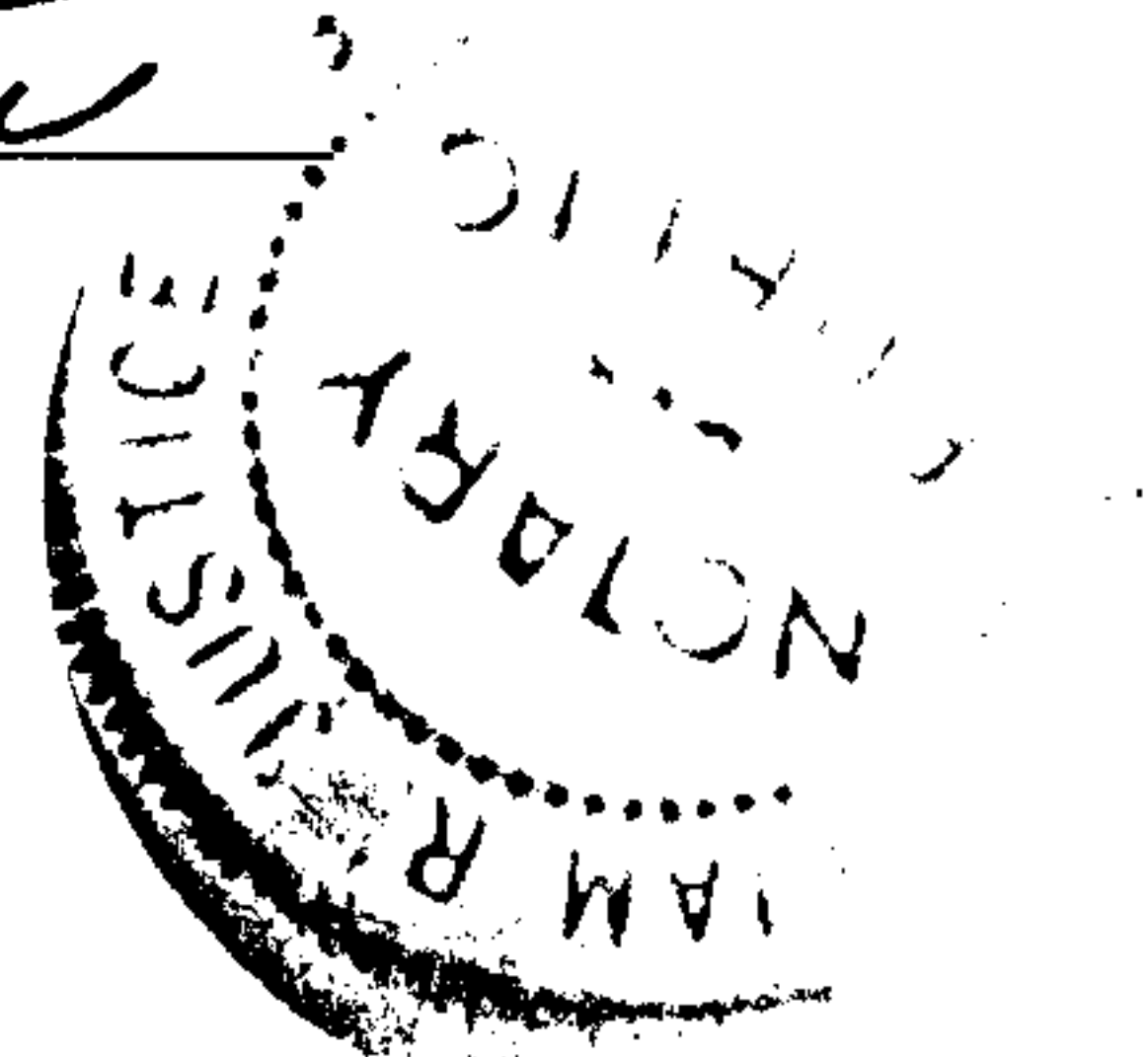


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

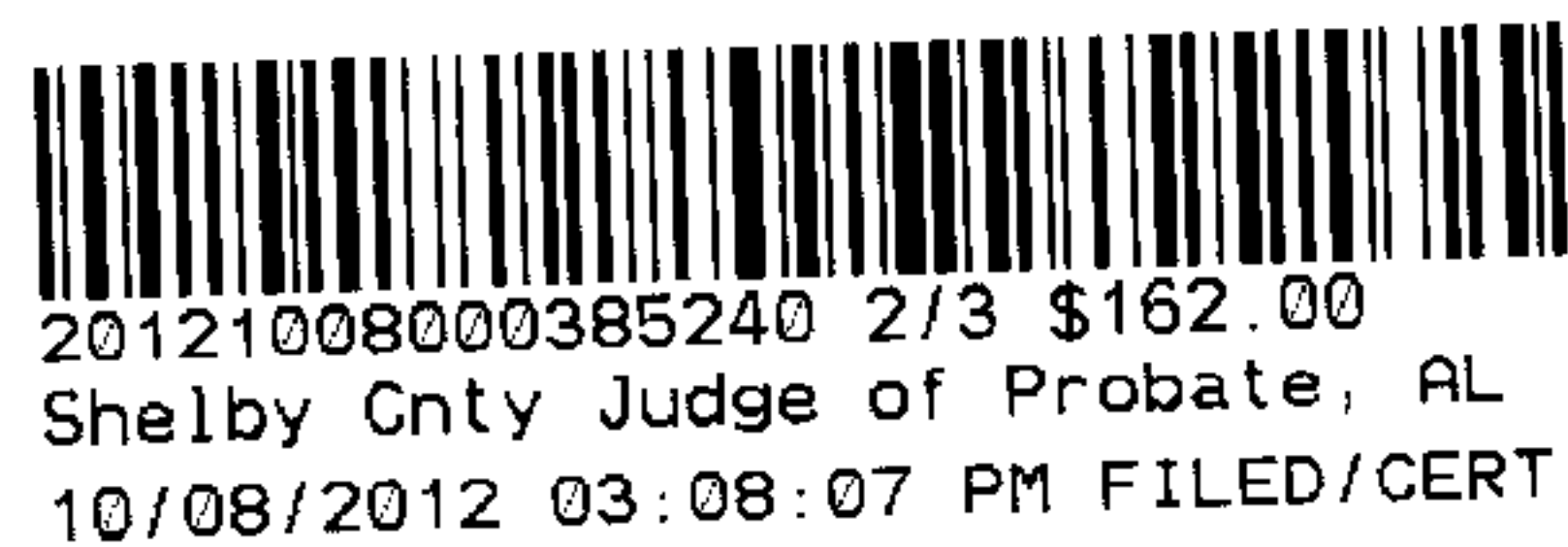
Two tracts of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

TRACT 1:

Begin at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$, said point being the point of beginning; thence South 87 degrees 58 minutes 12 seconds East a distance of 1129.24 feet to a point on the Northwesternly right of way line of Shelby County Highway 311 (80-foot right of way); thence North 52 degrees 39 minutes 31 seconds East and along said right of way line a distance of 137.95 feet; thence North 42 degrees 53 minutes 06 seconds West and leaving said right of way line a distance of 1819.48 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1376.85 feet to the point of beginning.

TRACT II:

Commence at the SW corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence South 87 degrees 58 minutes 12 seconds East a distance of 1254.87 feet to a point on the Southeasterly right of way line of Shelby County Highway 311 (80-foot right of way), said point being the point of beginning; thence continue along the last described course and leaving said right of way line, a distance of 68.27 feet; thence North 42 degrees 53 minutes 06 seconds West, a distance of 44.05 feet to a point on the Southeasterly right of way line of above said Highway 311; thence South 52 degrees 01 minutes 08 seconds West and along said right of way line a distance of 48.52 feet to the point of beginning.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Robert E. Butterworth

Grantee's Name Justin Luke Wheeler

Mailing Address 609 Main Street
Montevello, AZ 35115

Marion A. Wheeler
Mailing Address 611 Old Childersburg Lane
Alpine, AZ 35014

Property Address 1341 Hwy 311, Shelby, AL 35143

Date of Sale October 5, 2012

Total Purchase Price \$ 144,000.00

or

Actual Value \$ _____

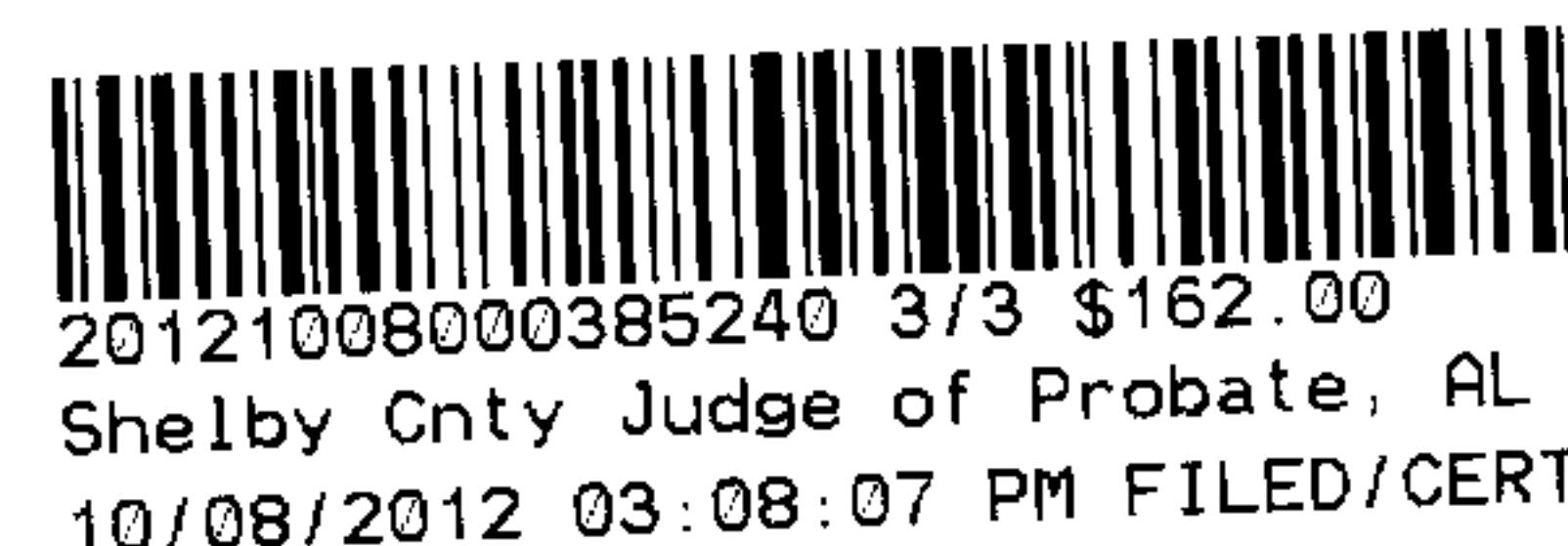
or

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 10/5/12

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Robert E. Butterworth

☐ Unattested

[Signature]
(Verified by)