

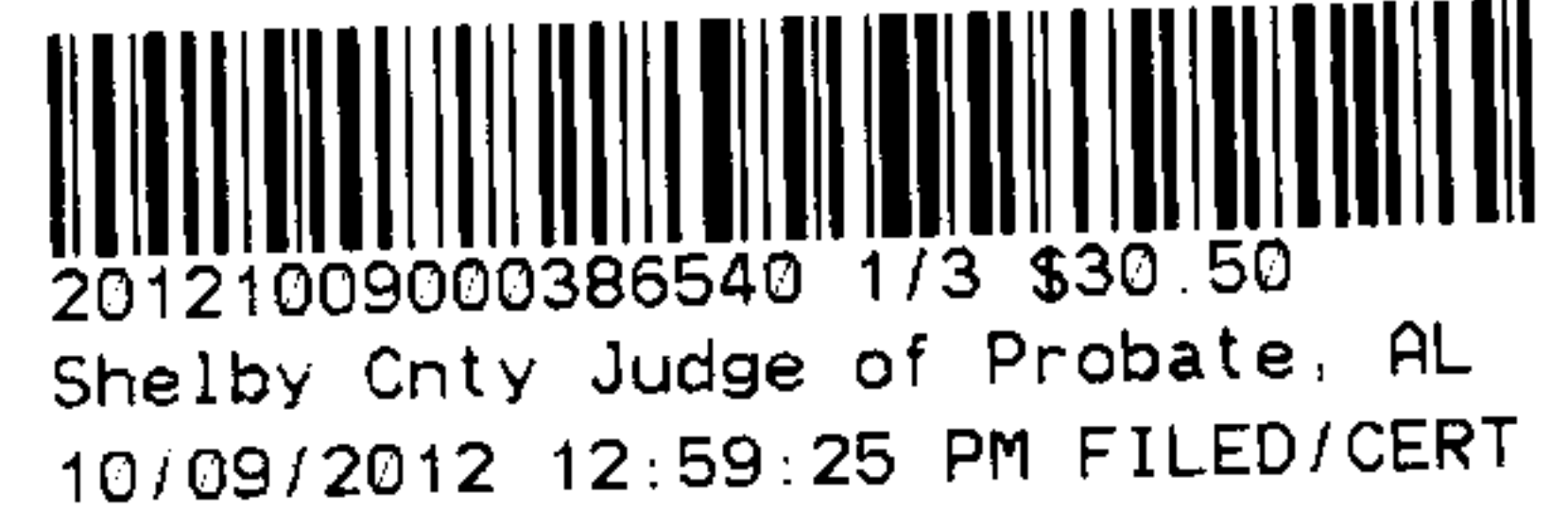
Send tax notice to:

ALLEN PERKINS
3203 GLASGOW LANE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012488



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned, ERIC R. ACHELPOHL, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by ALLEN PERKINS and AMIE PERKINS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

LOT 4, ACCORDING TO THE SURVEY OF FIRST ADDITION TO KERRY DOWNS, AS RECORDED IN MAP BOOK 7, PAGE 73, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 7, PAGE 73.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT REORDED IN MISC. BOOK 25, PAGE 705 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 313, PAGE 794.
5. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC . BOOK 26, PAGE 534.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BOOK 334, PAGE 9; BOOK 344, PAGE 8; BOOK 248, PAGE 274 AND BOOK 244, PAGE 961.

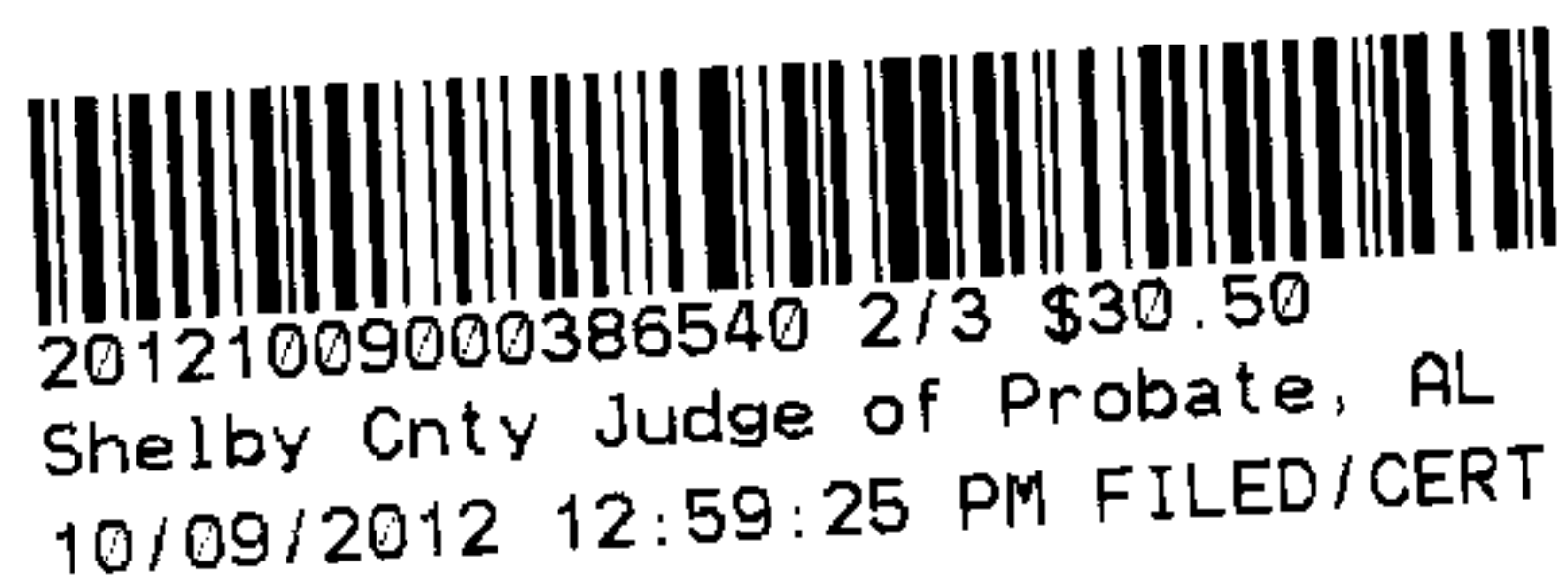
\$237,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.

Shelby County, AL 10/09/2012
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 1st day of October, 2012.

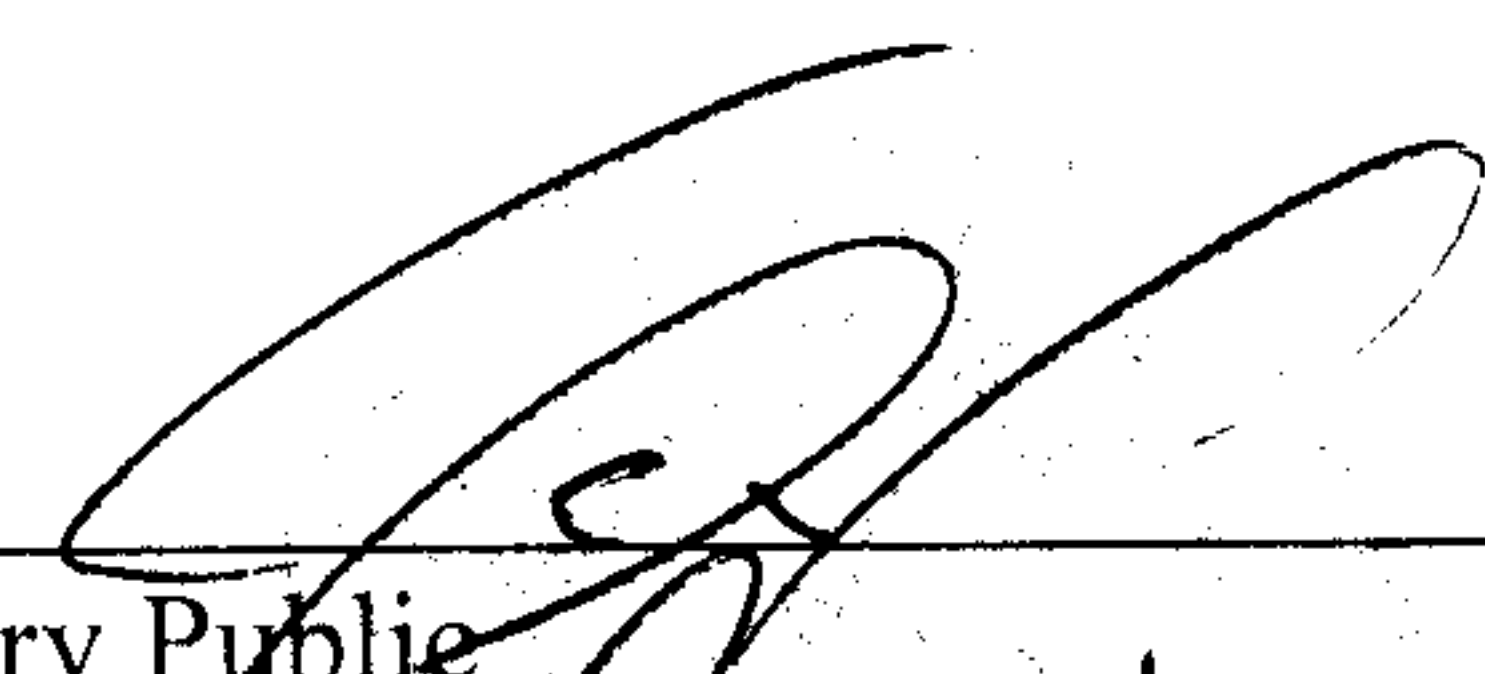

ERIC R. ACHELPOHL



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ERIC R. ACHELPOHL, 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 said instrument, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 1st day of October, 2012.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-16

Real Estate Sales Validation Form

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

Grantor's Name Eric R Achelpohl Grantee's Name Allen Perkins
Mailing Address 1306 Rimbey View Lane Mailing Address Amie Perkins
Birmingham, MO 63011 3203 Glasgow LN
Birmingham AL 35242

Property Address 3203 Glasgow LN Date of Sale 10-1-12
Birmingham AL 35242 Total Purchase Price \$ 350,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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.

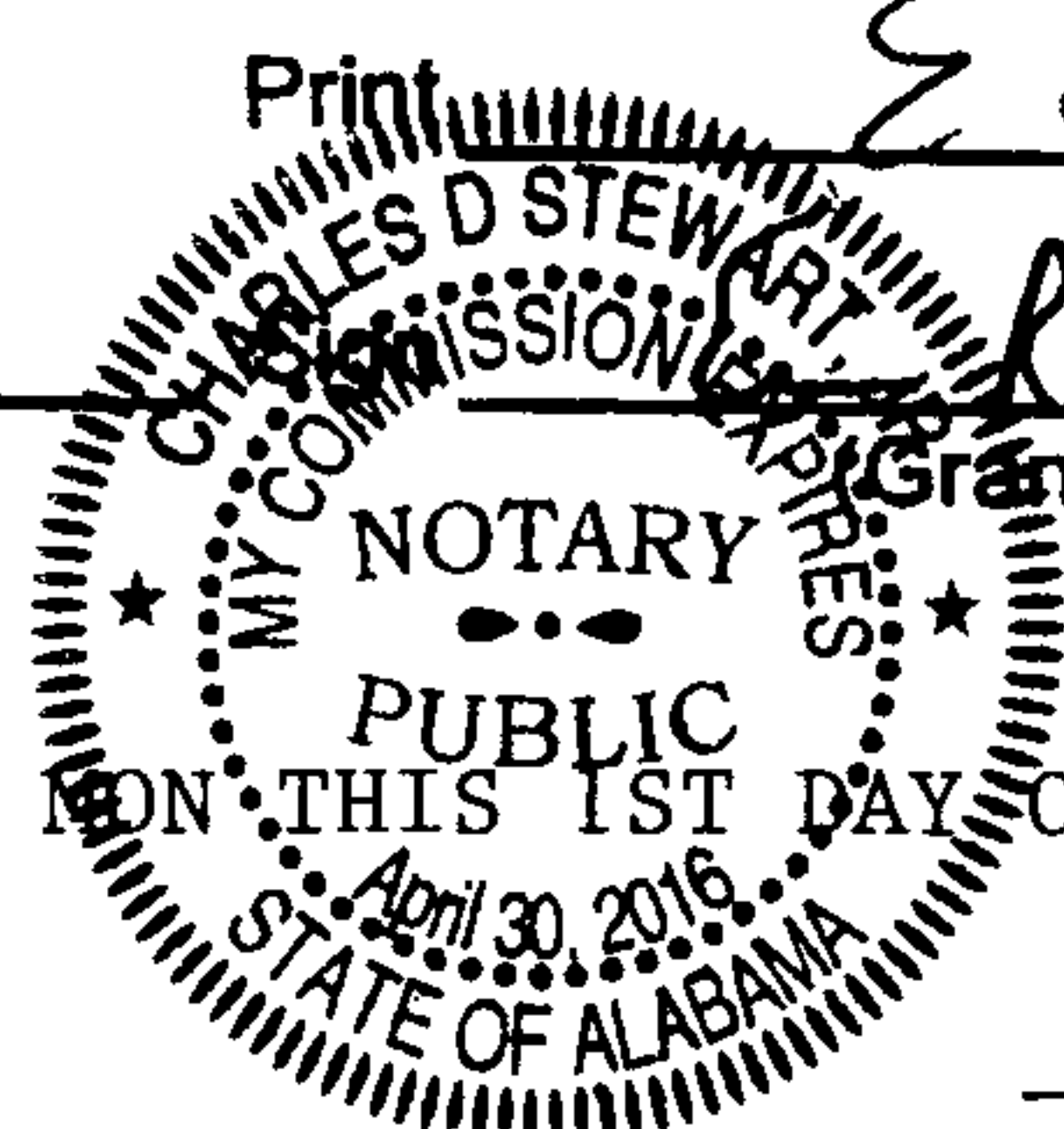
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10-1-12

☐ Unattested

(verified by)



Print Eric R. Achelpohl

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

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1ST DAY OF OCTOBER, 2012.

NOTARY PUBLIC