

Send tax notice to:


ANNA D. SULLENS
158 HUNTER HILLS DRIVE
CHELSEA, AL, 35043

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

2012405

WARRANTY DEED


20121009000386600 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
10/09/2012 12:59:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned, JO ANN TRENARY, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by ANNA D. SULLENS and LOUIS STEVEN ADAMS AND GLORIA J. ADAMS (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 24, ACCORDING TO THE SURVEY OF HUNTER HILLS PHASE THREE AS RECORDED IN MAP BOOK 23, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

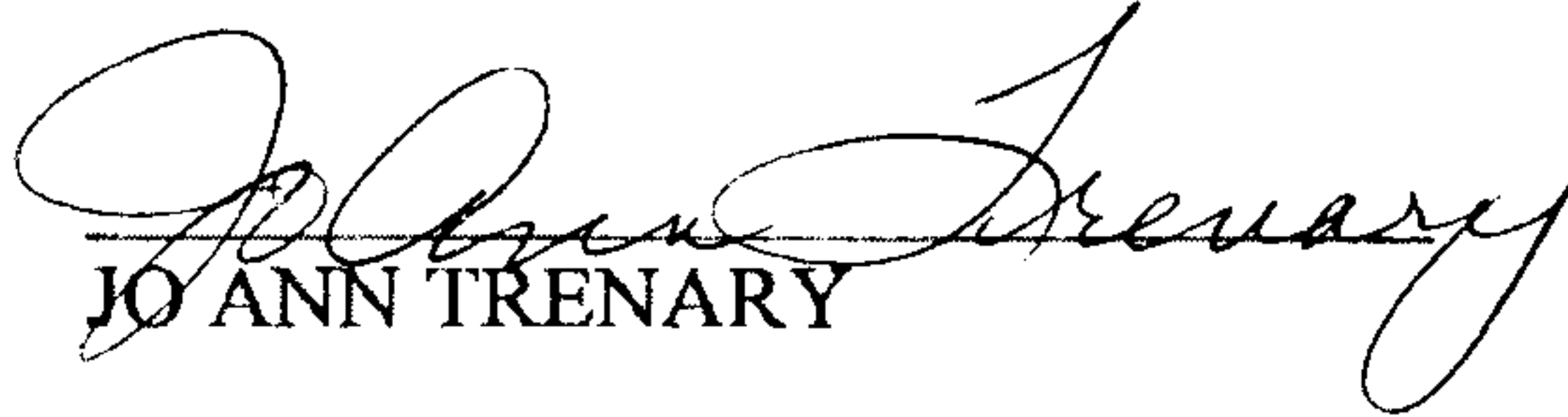
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF HUNTER HILLS PHASE THREE RECORDED IN MAP BOOK 23, PAGE 79, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 1102, PAGE 105, DEED BOOK 22, PAGE 735, DEED BOOD 2442, PAGE 462 AND IN DEED BOOK 126, PAGE 86.
4. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO , OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY AS RECORDEDIN DEED BOOK 13, PAGE 61, DEED BOOK 37, PAGE 289.

\$136,000.00 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:\$34.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 17th day of August, 2012.


JO ANN TRENARY

STATE OF KANSAS
COUNTY OF Douglas

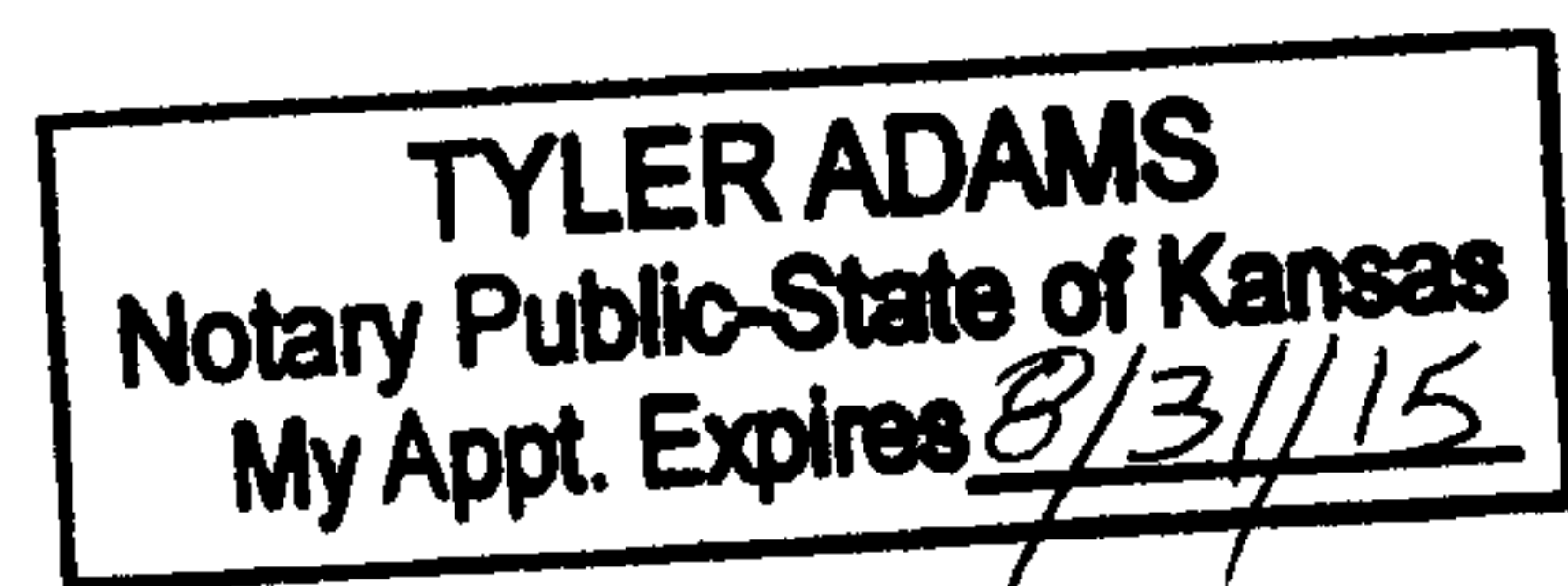
I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JO ANN TRENARY, whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 17th day of August, 2012.


Notary Public

Print Name:

Commission Expires: 8/31/15



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Shelby Cnty Judge of Probate, AL
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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 Jo Ann Treary Grantee's Name Anna D. Sullens
 Mailing Address 3608 Hartford Ct. Mailing Address 158 Hunter Hills Drive
Lawrence Chelsea
Ks 66047 AL 35043

Property Address 158 Hunter Hills Drive Date of Sale 8-17-12
Chelsea Total Purchase Price \$ 170,000
AL 35043 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 8-17-12 Print Anna D. Sullens
 Unattested _____ Sign Anna D. Sullens
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF August
 2012.

NOTARY PUBLIC

20121009000386600 3/3 \$52.00
 Shelby Cnty Judge of Probate, AL
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