

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

THERESEA G. CARR
1 EDDINGS LN
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars (\$123,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, KAREN R. JENNEY AND PAUL A. JENNEY, JR., HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto THERESEA G. CARR (herein referred to as "Grantee"), , all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:


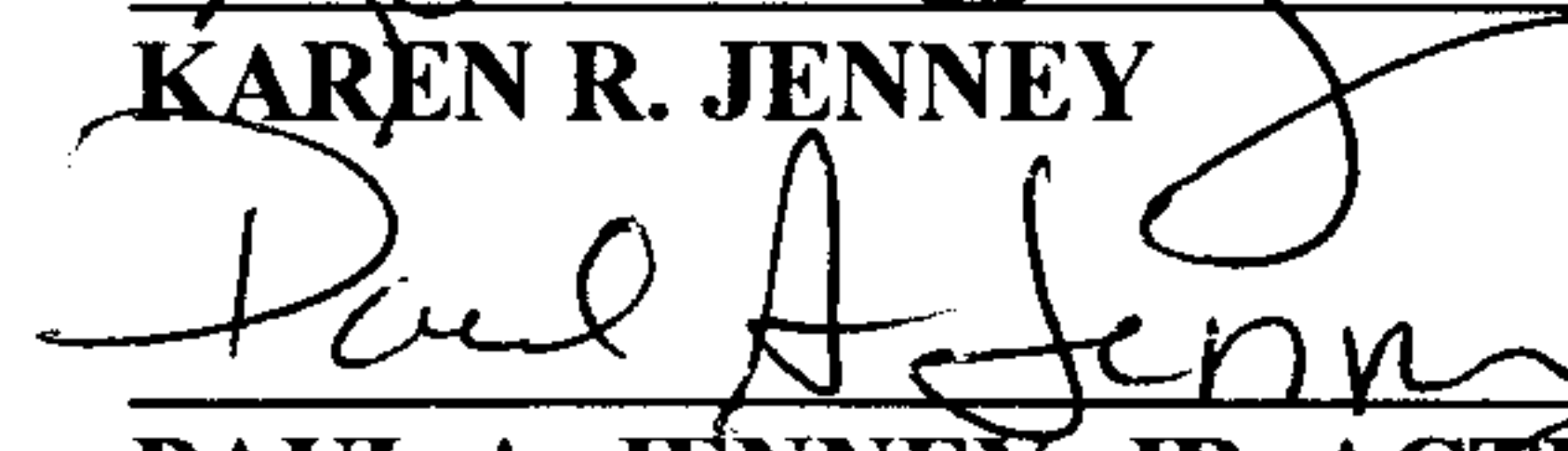
LOT 1, ACCORDING TO THE SURVEY OF MONTE TIERRE, 1ST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY ,ALABAMA

\$123,500.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 27th day of SEPTEMBER, 2012.


KAREN R. JENNEY

PAUL A. JENNEY, JR. ACTING BY AND
THROUGH HIS ATTORNEY IN FACT KAREN R.
JENNEY

by and through his
attorney in fact Karen
R. Jenney

STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand and official seal this 27th day of SEPTEMBER, 2012.



Notary Public

My Commission Expires: 9/27/2014

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAUL A. JENNEY, JR., acting by and through his attorney in fact, KAREN R. JENNEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of SEPTEMBER, 2012.



Notary Public

My Commission Expires: 9/27/2014


20121010000388760 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/10/2012 11:00:29 AM 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 Karen R. Jenner
Mailing Address c/o George Vaughn
300 Cahaba Park Circle SE
Birmingham, AL 35242

Grantee's Name Theresa G. Carr
Mailing Address 1 Eddings Ln
Alabaster, AL 35007

Property Address 1 Eddings Ln
Alabaster, AL 35007

Date of Sale 9/21/2012
Total Purchase Price \$ 123,500

or
Actual Value \$

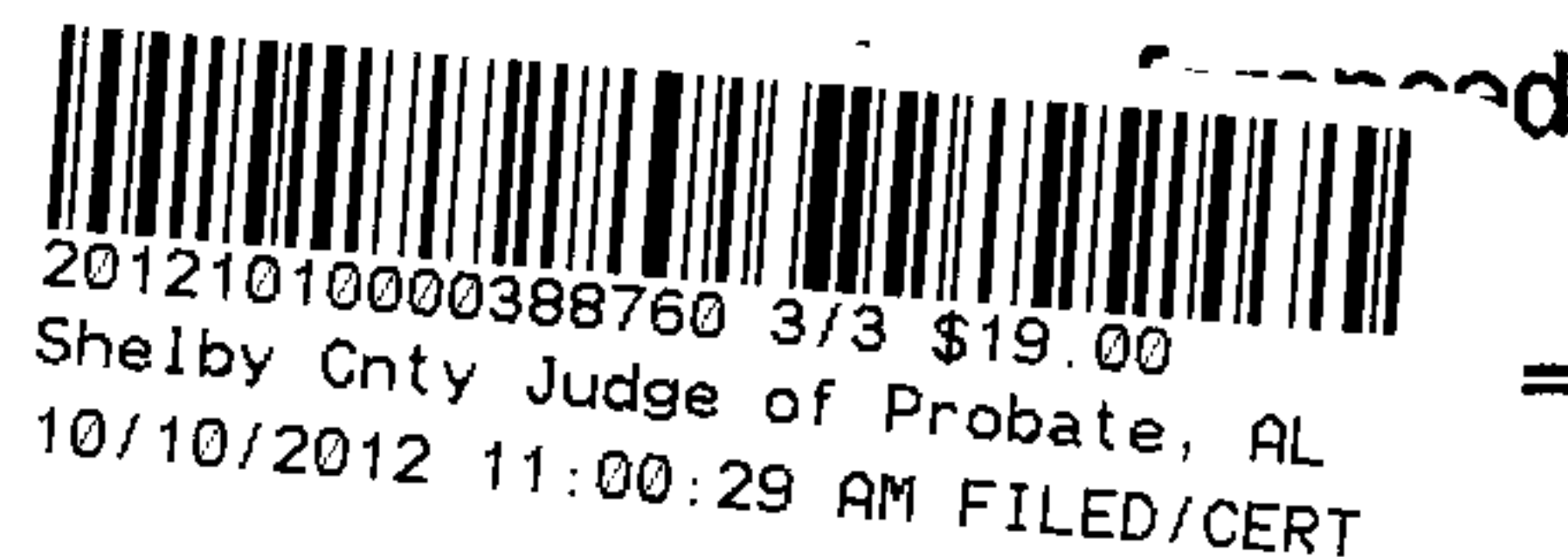
or
Assessor's Market Value \$

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 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 9/21/2012

Print George M. Vaughn

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1