

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/12/2012
State of Alabama
Deed Tax: \$354.50


20121012000393370 1/4 \$375.50
Shelby Cnty Judge of Probate, AL
10/12/2012 01:36:32 PM FILED/CERT

WARRANTY DEED

THIS INDENTURE made this 10th day of October, 2012, between WILLIAM S. SPEED AND WIFE, JANICE SPEED, ("Grantor") and WILLIAM S. SPEED AND JANICE M. SPEED, as TRUSTEES for THE WILLIAM S. SPEED AND JANICE M. SPEED REVOCABLE LIVING TRUST, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

LOT 47, ACCORDING TO THE FINAL PLAT RIVERWOODS FOURTH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 30, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: (1) CURRENT TAXES; (2) EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO, ANY NOTES, CONDITIONS, AND RESTRICTIONS; (3) RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #2002-46365 AND DEED VOLUME 127, PAGE 442; (4) RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2002-7338 AND INSTRUMENT #1996-2205, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN; (5) RIGHTS OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN SHELBY REAL 116, PAGE 275; (6) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN SHELBY REAL 112, PAGE 876; REAL 328, PAGE 1; REAL 247, PAGE 599 AND REAL 247, PAGE 636, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS; (7) OIL AND GAS LEASES IN REAL 370,923; (8) RIGHTS OF WAY TO

SOUTHERN NATURAL GAS CORPORATION AS RECORDED IN INSTRUMENT #2001-54741; (9) EASEMENT GRANTED TO SOUTHERN NATURAL GAS COMPANY IN INSTRUMENT #2001-54741; (10) MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR HEREIN.

(SOURCE OF TITLE: INSTRUMENT 20120521000179520)

DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, it's successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, it's successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, it's successors or assigns forever against the lawful claim of all persons.

Melvin J. Parker
Witness

William S. Speed
WILLIAM S. SPEED

Simpson Jay Cleghorn
Witness

Janice M. Speed
JANICE SPEED


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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that WILLIAM S. SPEED AND JANICE SPEED, whose names are signed to the foregoing agreement and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of October, 2012.

SEAL



Notary Public
My Commission Expires: 12/9/2015

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

SEND TAX NOTICE TO:

William S. Speed and Janice M.
Speed Revocable Living Trust
405 Park Lake Terrace
Helena, AL 35080


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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 William S. Speed

Mailing Address 405 Park Lake Terrace

Helena, AL 35080

Grantee's Name Speed Revocable Living Trust

Mailing Address 405 Park Lake Terrace

Helena, AL 35080

Property Address 405 Park Lake Terrace

Helena, AL 35080

Date of Sale 10/10/12

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 354,100.00 ←

This 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

 X Other Assessed Value



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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 10-12-12

Unattested

(verified by)

Print WILLIAM S. SPEED

Sign William S. Speed

(Grantor/Grantee/Owner/Agent) circle one