


This instrument prepared by:

Lawson & Associates, P.C.  
957 Gadsden Hwy  
Birmingham, Alabama 35235

Send Tax Notice to:

Mr. & Mrs. Fullerton  
115 Clairmont Road  
Sterrett, AL 35147

**GENERAL WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

  
20121017000398920 1/3 \$134.50  
Shelby Cnty Judge of Probate, AL  
10/17/2012 11:36:12 AM FILED/CERT

State of Alabama           )  
Shelby County            )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Two Thousand Eight Hundred No/100 Dollars (\$232,800.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, that **John A. Fullerton**, a married man (hereinafter the "grantor") does hereby sale, grant, convey, release and unto **Jayne P. McKewen also know as Jayne M. Fullerton and John A. Fullerton**, husband and wife (hereinafter collectively referred to as the "grantee"), all of his, her or their right, title and interest in and to that certain real estate, situated in Shelby County, Alabama, being described, as follows:

Legal Description: Lot 42, according to the Survey of Thorn Berry subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama (herein the "property").

Prior Deed Reference: Deed dated 1/27/2012, between Jayne P. McKewen aka Jayne M. Fullerton and John A. Fullerton, such document being recorded 1/27/2012, at Instrument 20120127000031970 aforementioned records.

Homestead Reference: The property is not the homestead of the grantor.

SUBJECT TO (i) ad valorem taxes for the current year, not yet due and payable; (ii) easements, covenants, restrictions, reservations, rights-of-way, liens and encumbrances of record, if any, which would be determined by a current survey, and (iii) deficiencies in the quantity of land, boundary line disputes, roadways, and unrecorded easements, if any, of which grantor is unaware at the time of this conveyance. Mineral and mining rights are not conveyed herein.

TO HAVE AND TO HOLD said property unto the said grantee, his, her or their heirs and assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy created by this deed is severed or terminated during the joint lives of the grantee) in the event one grantee survives the other, the entire interest in fee simple shall be vested in the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee shall take as tenants in common.

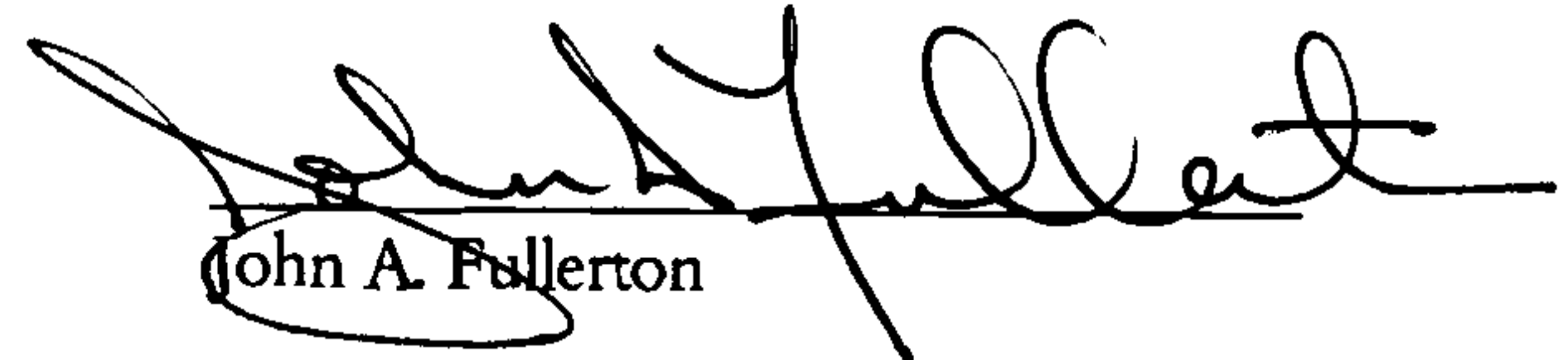
And, I do for myself and for my heirs, personal representatives and administrators covenant with grantee, its successors and assigns, that I am lawfully seized in fee simple of said property; that I am free from encumbrances, unless otherwise noted herein; that I have a good right to sell and convey the same as aforesaid; that I will, and my

Deed Continued

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heirs, personal representatives and administrators shall warrant and defend the same to said grantee, its successors and assigns, forever, against the lawful claims of all persons or entities.


IN WITNESS WHEREOF, I the undersigned grantor have hereunto set my hand this 17 day of October, 2012.

  
John A. Fullerton

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a notary public, hereby certify that **John A. Fullerton**, whose name is signed to the foregoing deed, and who is known to me or who produced valid identification to me, did acknowledge to and before me on this day that, being informed of the contents of said deed, they executed the same voluntarily on the date above written.

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

  
Notary Public  
Print Name Jayne Fullerton  
My Commission Expires:  
**MY COMMISSION EXPIRES NOVEMBER 23, 2015**

Fullerton to Fullerton



# Real Estate Sales Validation Form

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

Grantor's Name John A. Fullerton  
Mailing Address 115 Clairmont Rd  
Sterrett, AL 35147

Grantee's Name Jayne P. McKewen AKA John  
Mailing Address 115 Clairmont Rd  
Sterrett, AL 35147

Property Address 545 Thornberry Lane  
B'ham AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 232,800.00  
112 116,400

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 TAX Assessor Value

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 10/16/12

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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