

This instrument is prepared by:

David F. Ovson
2807 Cahaba Road
Birmingham, AL 35243

SEND TAX NOTICE TO:

John Benjamin Black
Josi Black
206 Chase Drive
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON COUNTY**


20121102000421940 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/02/2012 02:07:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty Nine Thousand Nine Hundred Seventy Five No/100 Dollars (\$369,975.00) paid by the grantee herein, the receipt of which is hereby acknowledged, We, Kevin L. Horton and Debbie C. Horton, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Benjamin Black and Josi Black, (hereinafter Grantee), as joint tenants with rights of survivorship, all of our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 19, according to the Survey of Royal Oaks, Sixth Sector, as recorded in Map Book 18, Page 117, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

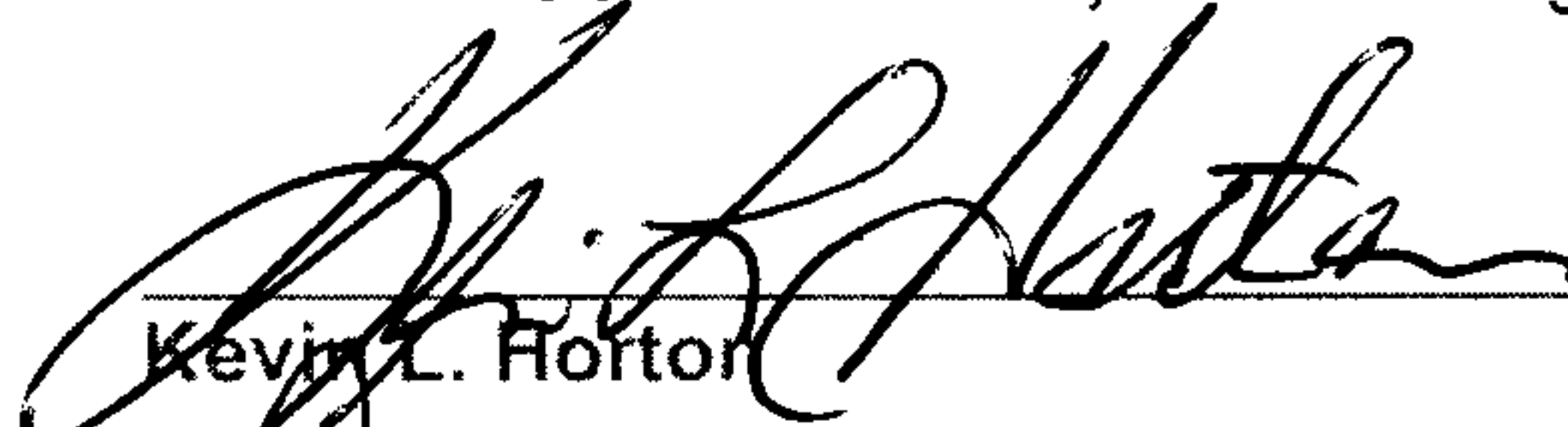
Three Hundred Seventy Five Thousand No/100 Dollars (\$375,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 15, 2012


Kevin L. Horton

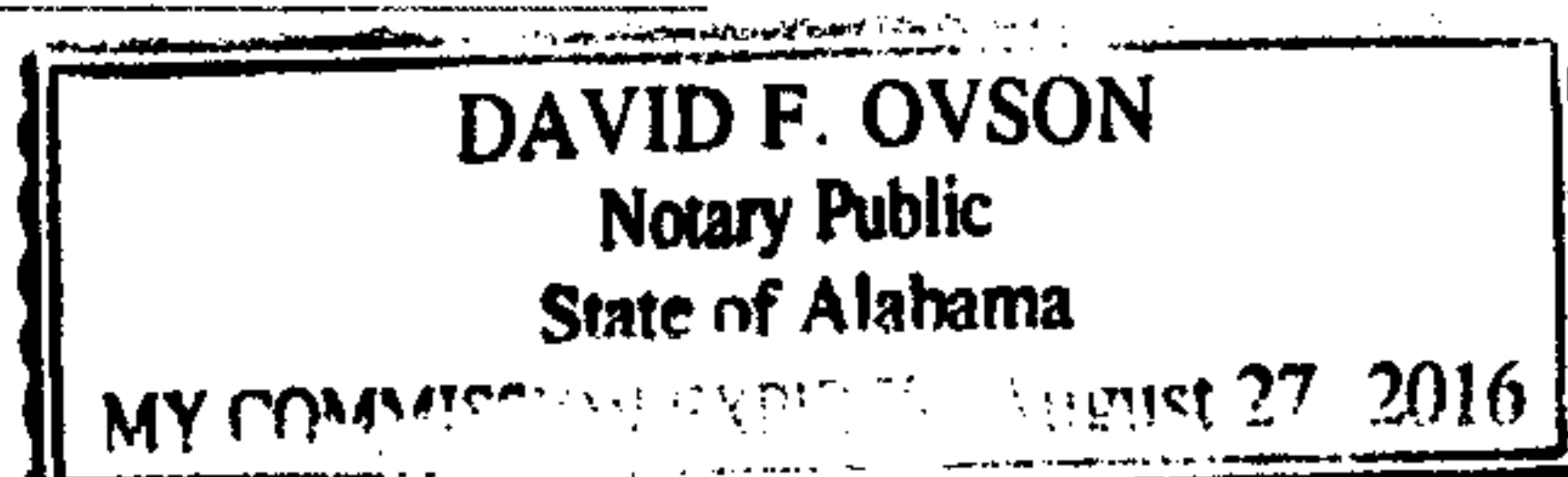
Debbie C. Horton

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Kevin L. Horton and Debbie C. Horton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of October, 2012.

Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Kevin L. Horton
Mailing Address Debbie C. Horton

Grantee's Name John Benjamin Black
Mailing Address Josi Black
same

Property Address 206 Chase Dr
Pelham AL 35124

Date of Sale 10/15/12
Total Purchase Price \$ 369,925

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 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 10/31/12

Print Ellen Lamb

Unattested

Sign

Ellen Lamb

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1