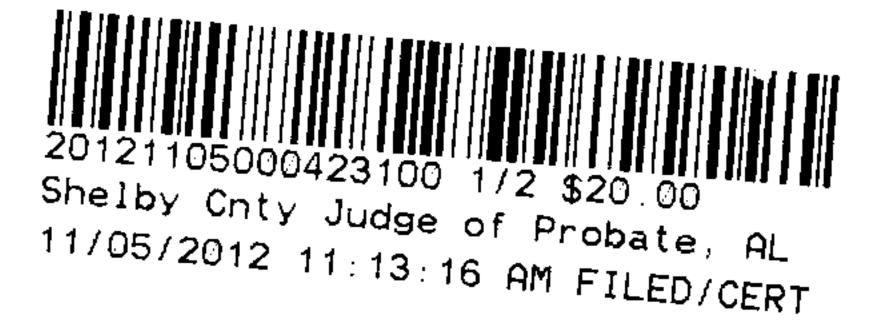
This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: April Evans 305 Fairfax Way Hoover, AL 35242



STATE OF ALABAMA)	GENERAL WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy Thousand and 00/100 (\$270,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Hughlen H. Padgett, and wife, Roberta B. Padgett, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, April Evans, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 53, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

\$265,109.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of October, 2012.

Hughlen H. Padgett

Roberta B. Padgett

STATE OF ALABAMA
COUNTY OF JEFFERSON

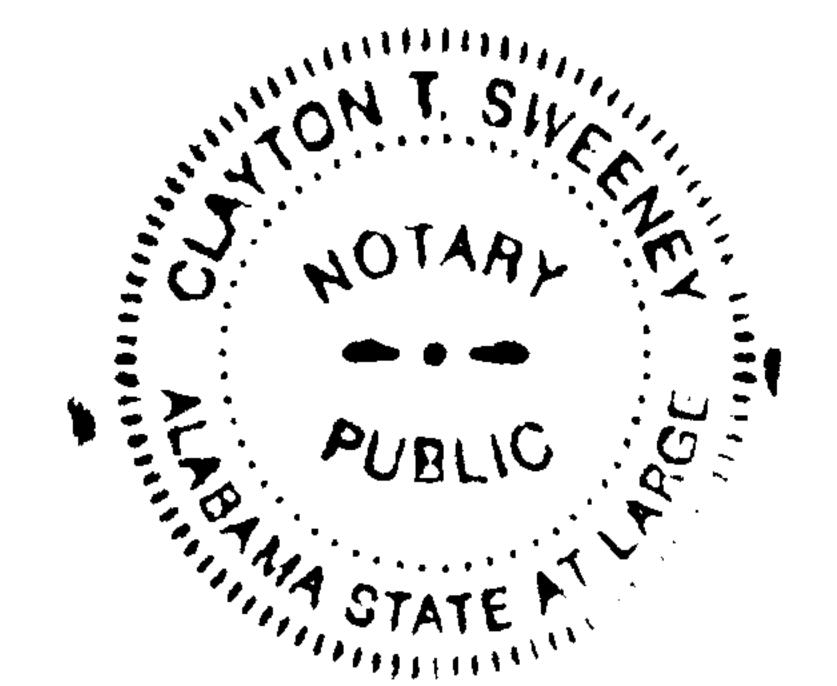
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Hughlen H. Padgett, and wife, Roberta B. Padgett, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 6/5/2015

Shelby County, AL 11/05/2012 State of Alabama Deed Tax:\$5.00



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Hughlen H. Padgett Grantee's Name April Evans Grantor's Name Roberta B. Padgett #68 Hwy 120 Mailing Address 305 Fairfax Way Mailing Address Birmingham, AL 35242 Tallapoosa, GA 30176 Date of Sale October 24, 2012 **Property Address** 305 Fairfax Way Total Purchase Price \$ 270,000.00 Birmingham, AL 35242 or **Actual Value** 20121105000423100 2/2 \$20.00 OL Assessor's Market Value \$\frac{\$\frac{11}{05}/2012}{11:13:16}\$ Am FILED/CERT 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) Appraisal Bill of Sale Other Sales Contract **X** 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). 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). Print Hughlen H. Padgett, and Roberta B. Padgett Date Unattested

(verified by)

Form RT-1

(Grantor/Grantee/Owner/Agent) circle one