


Send tax notice to:

Betty C. Dennis
116 Lake Terrace
Alabaster, AL 35007
NTC1200216

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20121108000429420 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
11/08/2012 08:22:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) in hand paid to the undersigned, Jennifer Stevens Conway and Adam Rex Conway, wife and husband (hereinafter referred to as "Grantors"), by Betty C. Dennis (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Lake Terrace, as recorded in Map Book 19, Page 153, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

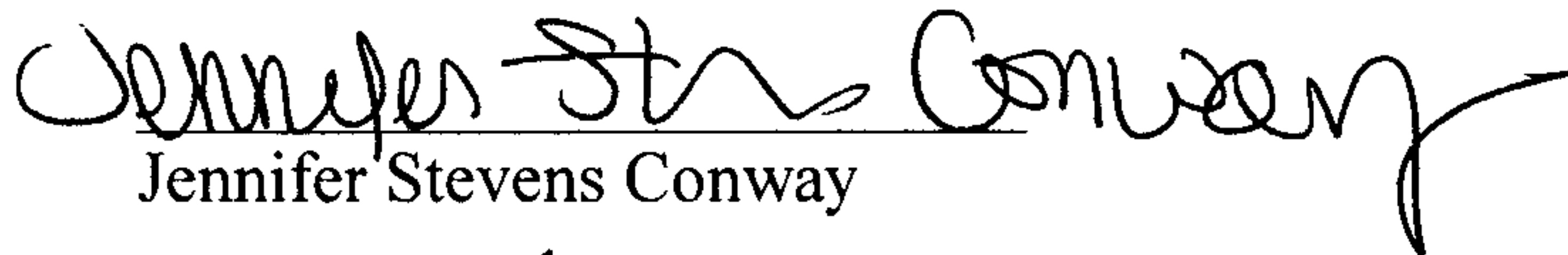
AD VALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.


TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

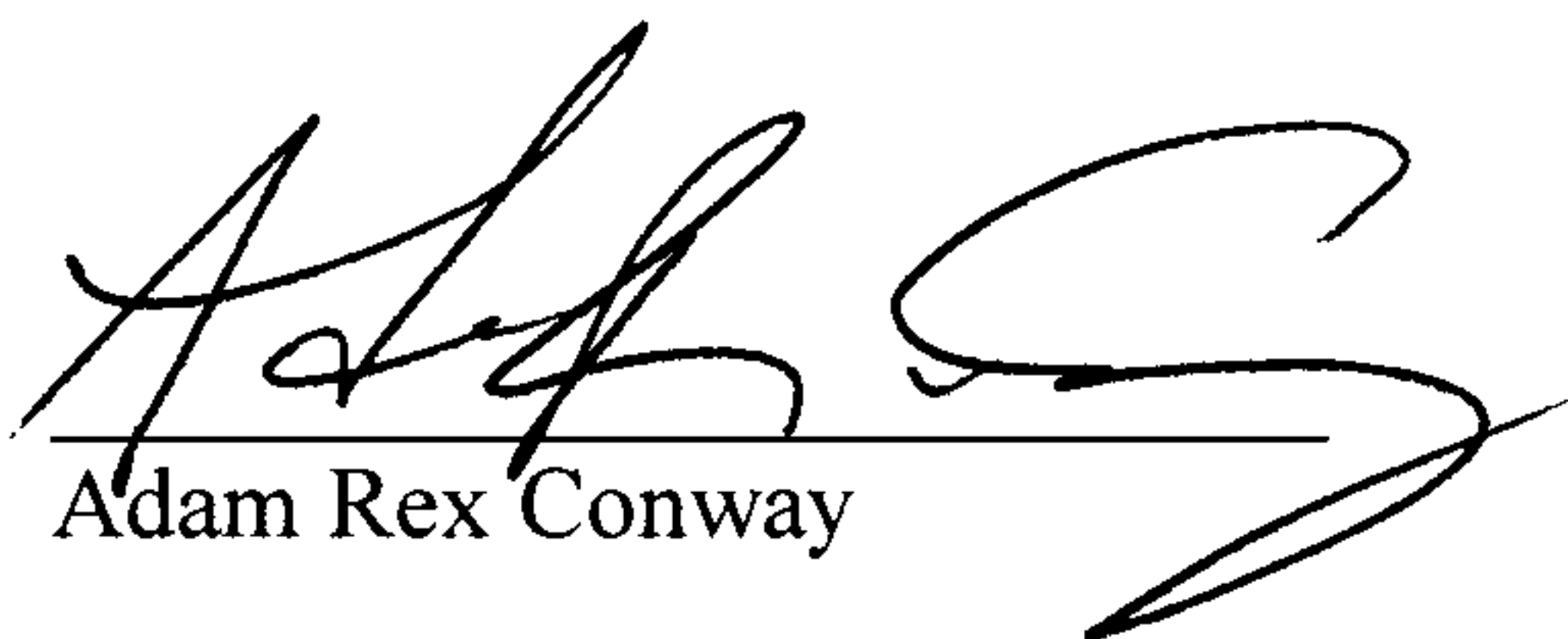
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the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

Shelby County, AL 11/08/2012
State of Alabama
Deed Tax: \$130.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the
19th day of October, 2012.


Jennifer Stevens Conway

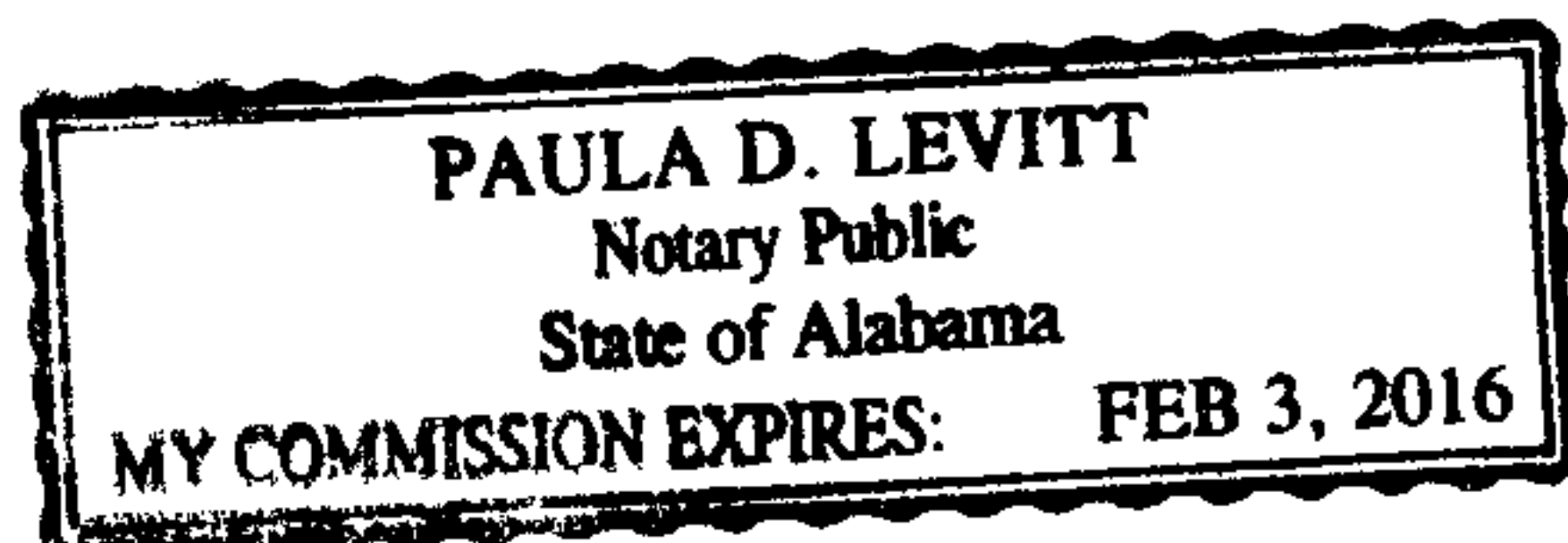

20121108000429420 2/3 \$148.00
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Adam Rex Conway

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jennifer Stevens Conway and Adam Rex Conway, Wife and Husband, whose
names are signed to the foregoing instrument, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2012.




Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Stevens Conway Grantee's Name Betty C. Dennis
Mailing Address 416 Mailing Address 116 Lake Terrace
5020 Kelly Creek S + Alabaster AL 35007
Moody, AL 35004

Property Address 116 Lake Terrace Date of Sale 10-19-12
Alabaster AL 35007 Total Purchase Price \$ 130,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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).

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 10-19-12

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1