

This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Virgil Kevin Gray**  
**762 Meadowlake Farm Rd**  
**Calera, AL 35040**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Four Hundred Forty Thousand Dollars and zero cents (**\$440,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Cartus Corporation**, grant, bargain, sell and convey unto, **Virgil Kevin Gray and Jamie D. Gray** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Situated in Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$290,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.



20121109000431640 1/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
11/09/2012 11:11:43 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of Nov, 2012.

Vicki Puckett  
Cartus Corporation

STATE OF Tenn  
COUNTY OF Shelby

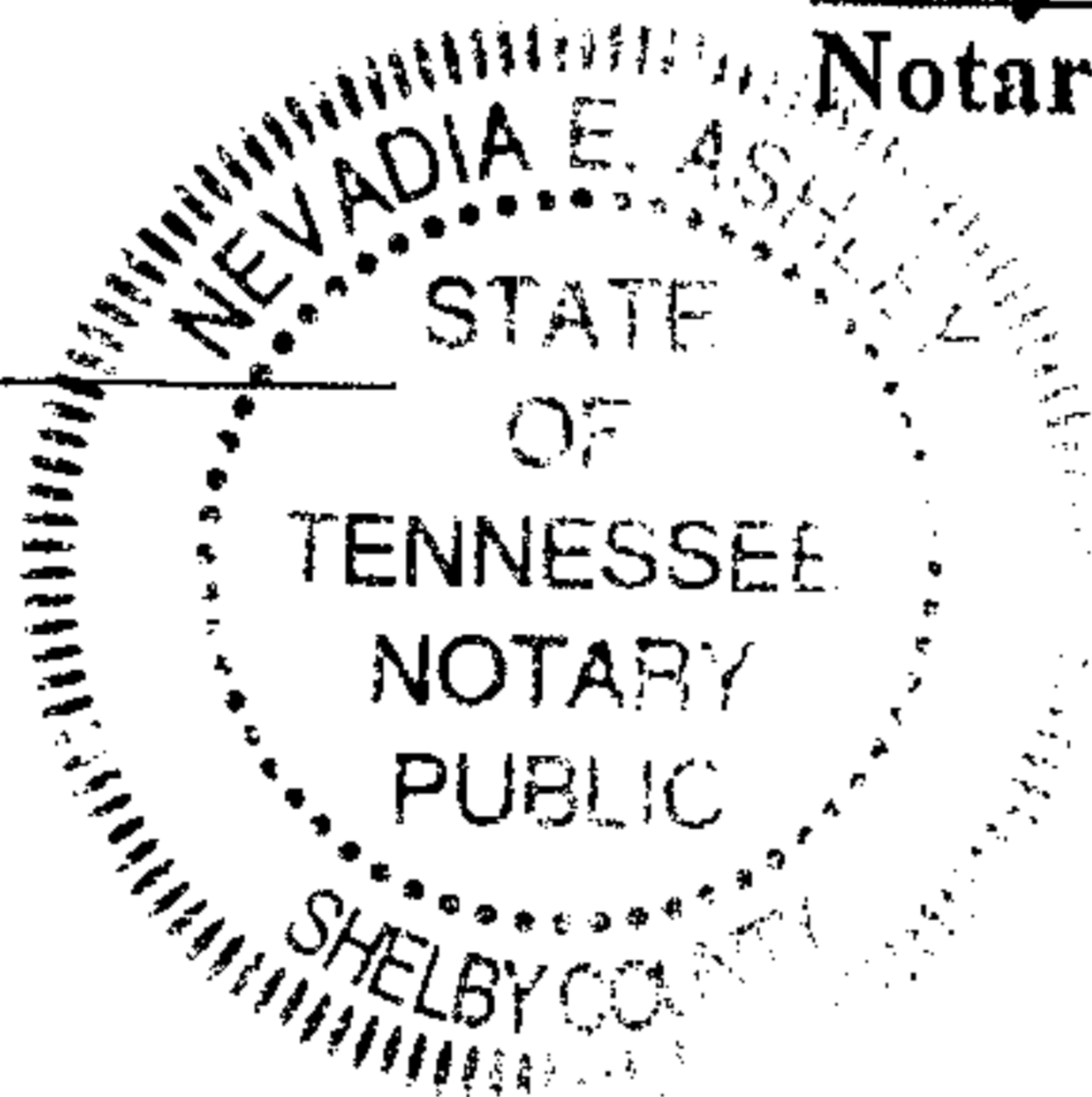
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vicki Puckett as Asst Sec for Cartus Corporation, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2012.

My Commission Expires:  
March 7, 2015

Nevada E. Ashley  
Notary Public

My Commission Expires: \_\_\_\_\_



20121109000431640 2/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
11/09/2012 11:11:43 AM FILED/CERT

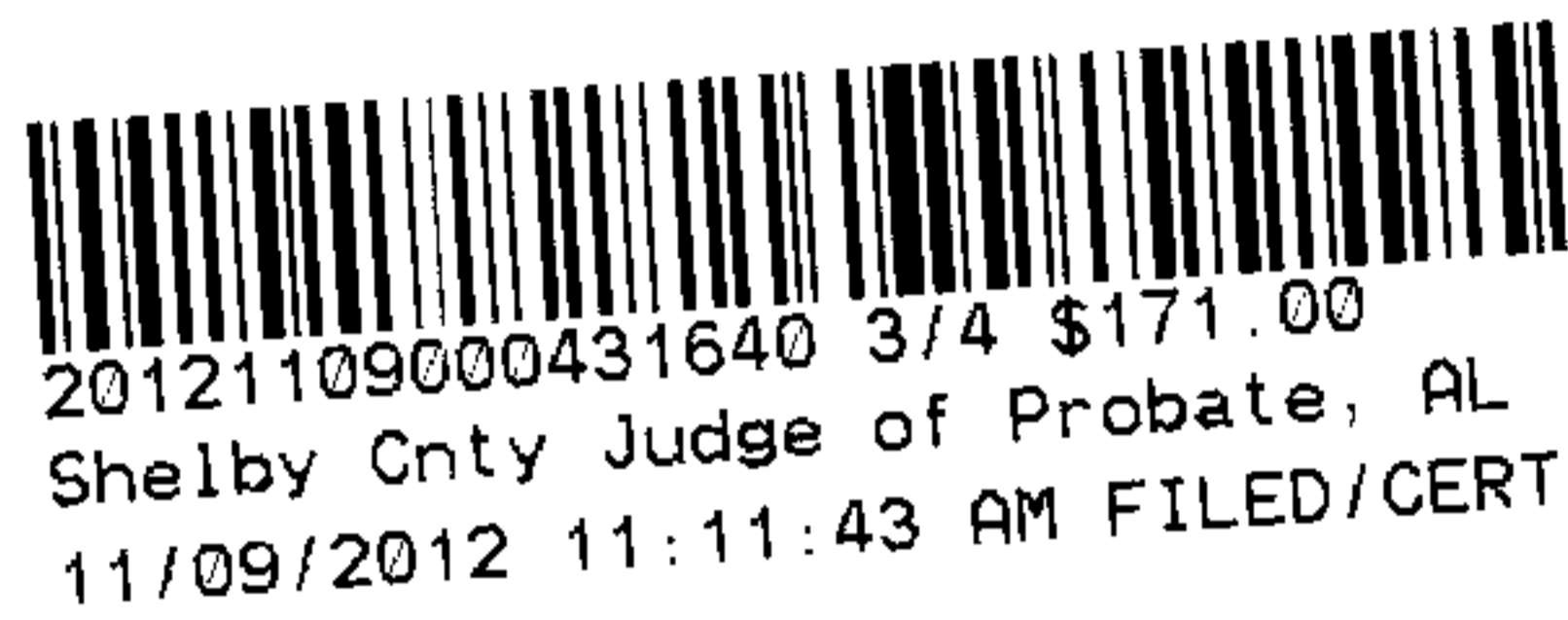
Shelby County, AL 11/09/2012  
State of Alabama  
Deed Tax: \$150.00

## EXHIBIT A

Tract 8, according to the survey of Meadow Lake Farms, as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Said Tract 8 is more particularly described as follows:

Commence at the NW corner of Section 11, Township 22 South, Range 2 West; thence South 01degree 07 minutes 06 seconds West along the West line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 11 a distance of 1,817.72 feet; thence leaving said West line South 88 degrees 18 minutes 07seconds East a distance of 2,524.64 feet; thence North 00 degrees 07 minutes 28 seconds West a distance of 487.31 feet; thence North 41 degrees 39 minutes 03 seconds West a distance of 162.37 feet to the point of beginning; thence continue northwesterly along last described course a distance of 1,043.29 feet to the center of a 50 foot radius circle easement, said point also being the beginning of a 60 foot ingress/egress, utilities and drainage easement lying either side of and parallel to the following described centerline; thence North 06 degrees 02 minutes 44 seconds West along said centerline a distance of 327.49 feet; thence leaving said centerline North 85 degrees 09 minutes 30 seconds East a distance of 707.23 feet; thence South 75 degrees 29 minutes 53 seconds East a distance of 579.79 feet; thence South 17 degrees 29 minutes 32 seconds West a distance of 538.13 feet; thence South 36 degrees 37 minutes 12 seconds West a distance of 631.05 feet to the point of beginning; being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Cartus      Grantee's Name Virgil Keith Gray  
Mailing Address 6077 Primacy Pkwy      Mailing Address 762 Meadowlake Farms Rd  
Memphis TN      Calera AL 35040  
38119  
Property Address 762 Meadowlake      Date of Sale 11-5-12  
Farms Rd      Total Purchase Price \$ 440,000.00  
Calera AL 35040      Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Virgil Keith Gray  
Sign Virgil Keith Gray  
(Grantor/Grantee/Owner/Agent) circle one

