This instrument prepared by:

John H. Henson 1220 Alford Ave Birmingham, AL 35226 SEND TAX NOTICE TO: Kirk R Mancer and Jennifer K Mancer 2047 Glen Eagle LN Shoal Creek, AL 35242

WARRANTY DEED

20121119000444550 1/2 \$39.50

20121119000444550 1/2 \$39.50 Shelby Cnty Judge of Probate, AL 11/19/2012 02:50:21 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twenty-Nine Thousand And No/100 Dollars (\$329,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Debora L. Wilson and Michael Wilson, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kirk R Mancer and Jennifer K Mancer (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 19, according to the Map of Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

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.

Three Hundred Four Thousand Nine Hundred Fifty And No/100 Dollars (\$304,950.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 November 12, 2012.

Debora I Wilson

Shelby County, AL 11/19/2012

State of Alabama Deed Tax: \$24.50

Michael Wilson

STATE OF ALABAMA
COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debora L. Wilson and Michael Wilson whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12th day of November, 2012.

Notary Public

Commission Expires:

JOHN HARWELL HENSON Notary Public, Alabama State At Large My Commission Expires Nov. 21, 2015

FILE NO.: TS-1202020

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Kirk R Mancer and Jennifer K Mancer Grantee's Name Debora L. Wilson and Michael Grantor's Name Wilson Mailing Address 2047 Glen Eagle LN 2047 Glen Eagle LN Mailing Address Shoal Creek, AL 35242 Shoal Creek, AL 35242 November 12, 2012 Date of Sale Property Address 2047 Glen Eagle LN \$329,000.00 Shoal Creek, AL 35242 Total Purchase Price or Actual Value 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) 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 - Debora L. Wilson and Michael Wilson, 2047 Glen Eagle LN, Shoal Creek, AL 35242.

Grantee's name and mailing address - Kirk R Mancer and Jennifer K Mancer, 2047 Glen Eagle LN, Shoal Creek, AL 35242.

Property address - 2047 Glen Eagle LN, Shoal Creek, AL 35242

Date of Sale - November 12, 2012.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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: November 12, 2012

Agent

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Validation Form