

This instrument prepared by:
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Send Tax Bill to:
Jane White
5428 Palomino Trail
Birmingham, AL 35242

File Number 12-552

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of fifty-nine thousand three hundred and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, **Jane White**, a married woman, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jane White, Michael J. Hooten, II and Samantha Jo N. Hooten**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lot 6 in Block 2, according to the Map known as K. B. Nickerson's survey on Helena Road, as recorded in Map Book 3 on page 116 in the Probate Office of Shelby County, Alabama.

The grantor herein warrants that the land conveyed is not the homestead of the grantor nor is it the homestead of the grantor's spouse.

Source of title: Instrument number 20012 20121101000420550

SUBJECT TO:

2013 and subsequent years' ad valorem taxes.

That certain deed from Thomas W. Johnson and June Ingram Johnson to Judy J. Watkins and Michael T. Johnson dated the 28th day of July 2008 and recorded in instrument number 2008072800303180.

Encroachment upon the land the described in Schedule A on the extreme northwest corner by driveway as shown on the survey as recorded in Book 011 page 904 and as shown on survey of Rodney Shifflet Surveying dated 10/17/12.

Encroachment of the driveway upon abutting property to the east of the land described in Schedule A as shown on survey of Rodney Shifflett Surveying dated 10/17/12.

Existing mortgage recorded in 2012 1101000420560,

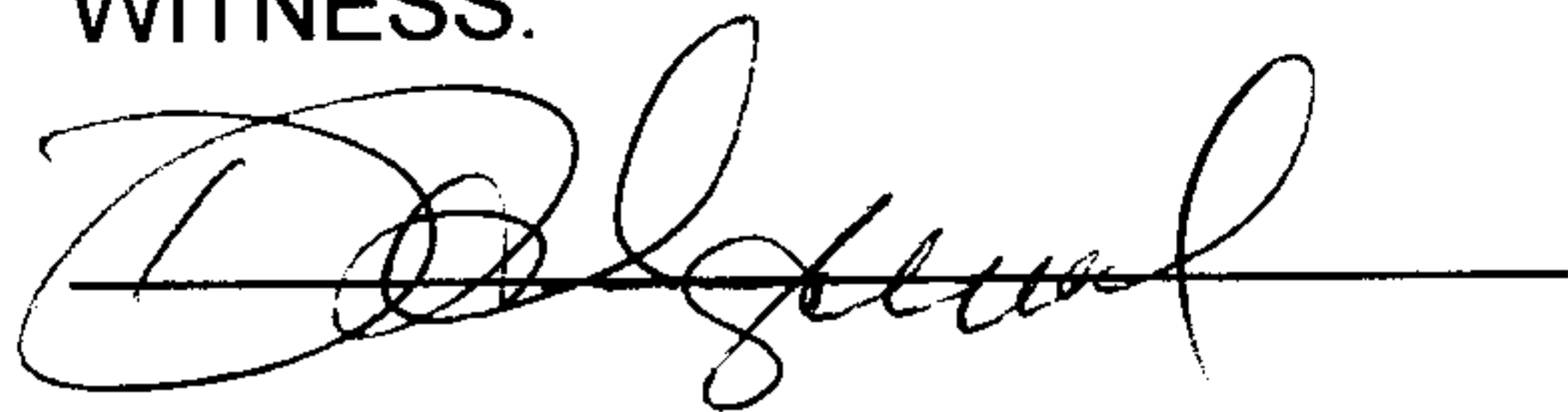
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of Nov 2012.

WITNESS:



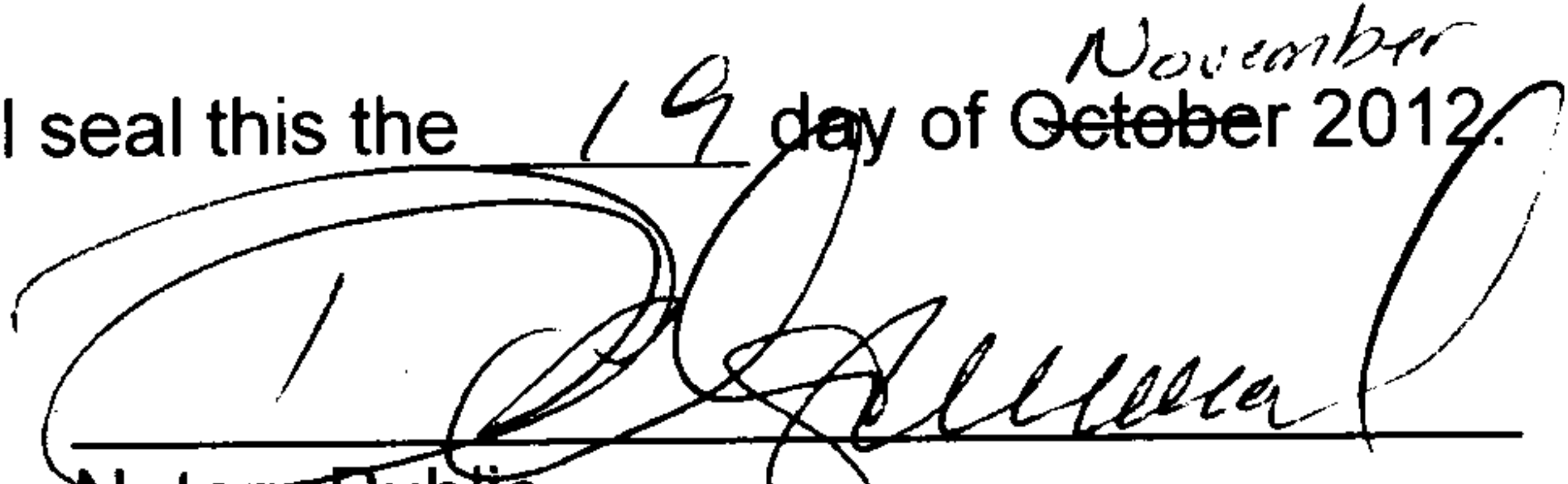
Jane White (L.S.)
Jane White

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

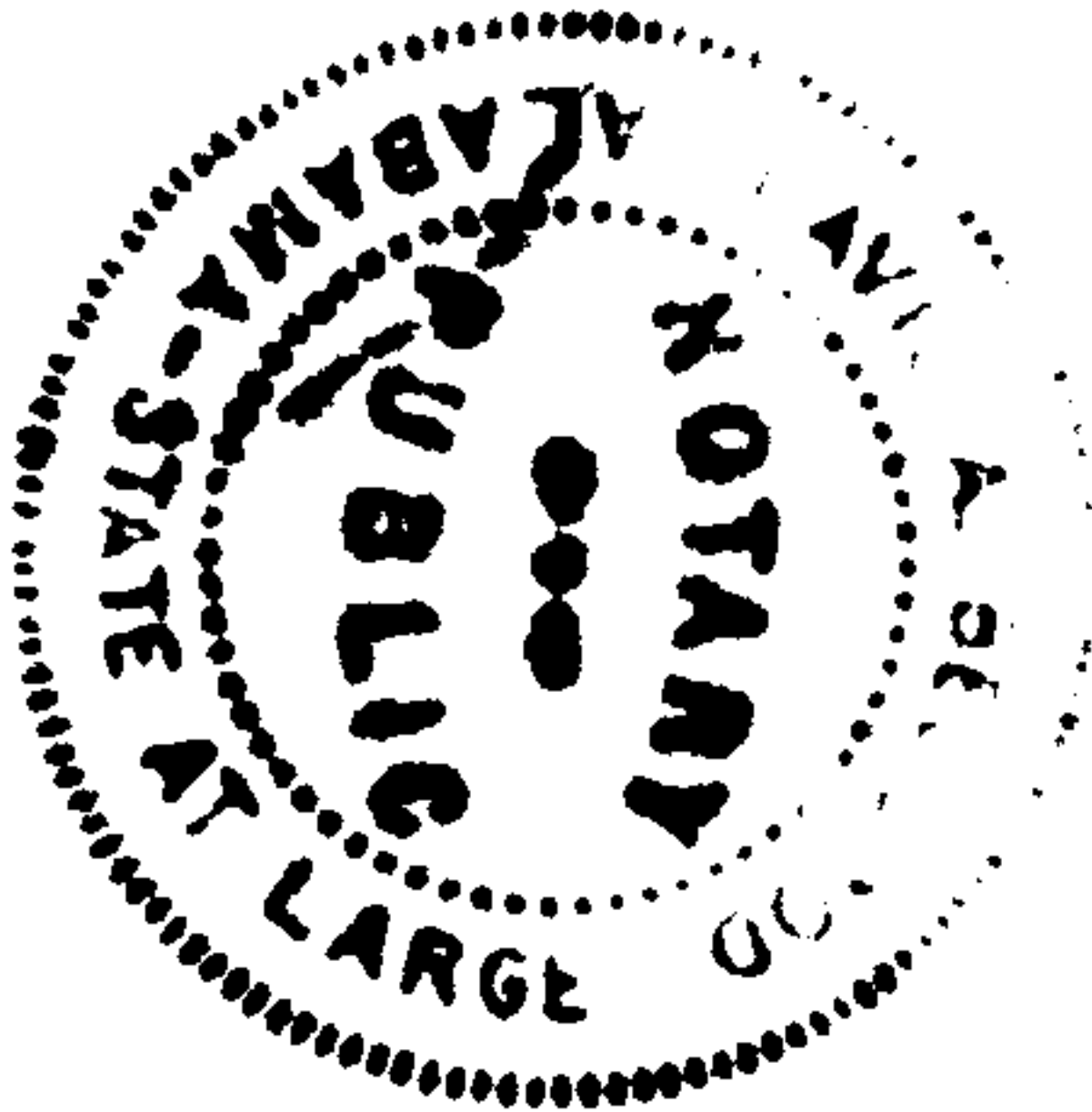
I, the undersigned authority, a Notary Public in and for said State and County, Jane White, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of ^{November}~~October~~ 2012.

SEAL



Notary Public
My Commission Expires 8/16/15



REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Jane White
5428 Palomino Trail
Birmingham, AL 35242

Grantee's Name and Mailing Address:

Jane White
5428 Palomino Trail
Birmingham, AL 35242

Michael J. Hooten, II
Samantha Jo N. Hooten
621 West First Ave
Alabaster, AL 35244

Property Address:
621 West First Ave
Alabaster, AL 35007

Date of Sale: 11-19-12
Total Purchase Price: \$59,300.00

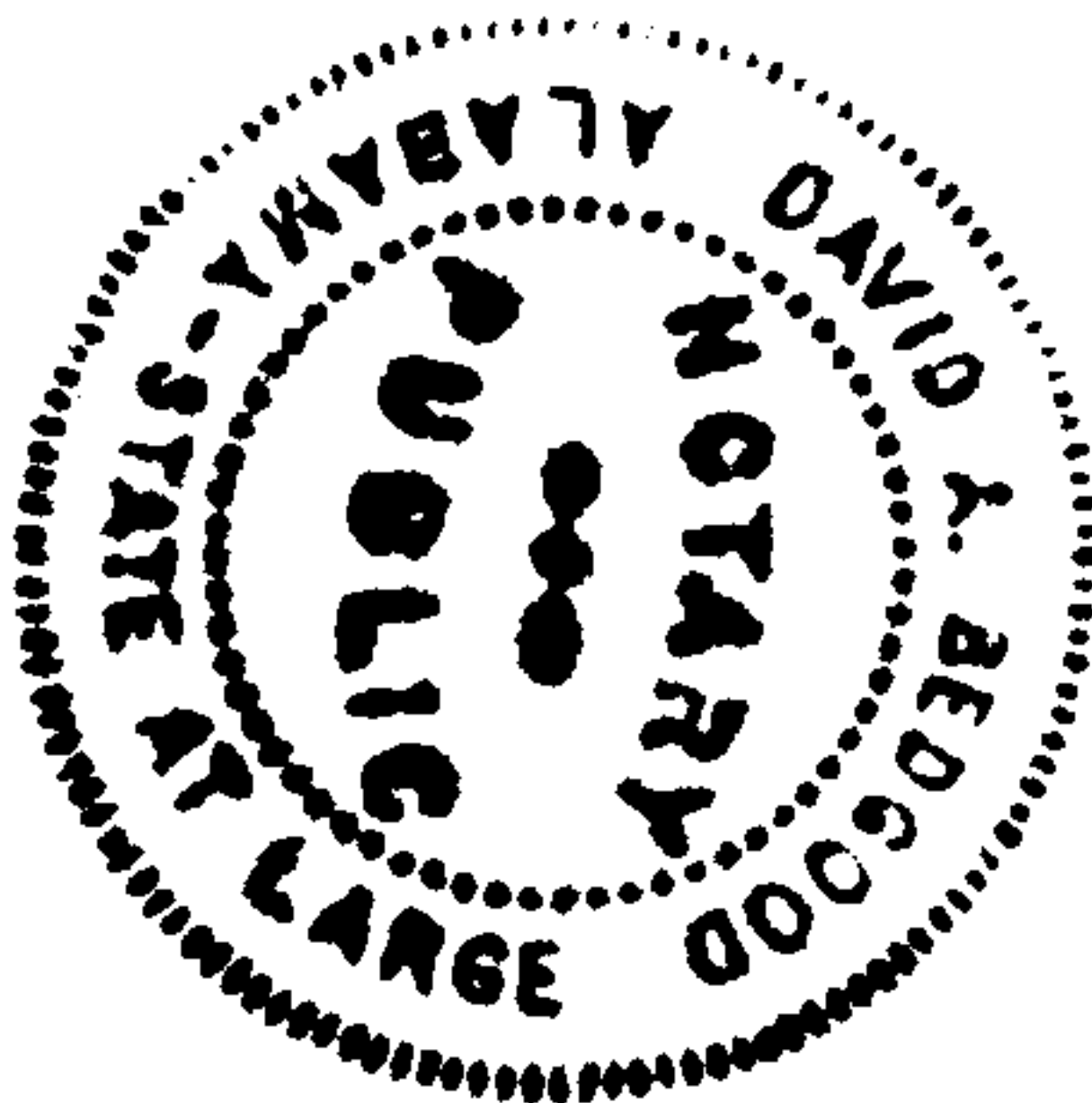
The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Jane White

Jane White

Sworn to and subscribed before me on this the 19 day of Nov 2012.



[Signature]
Notary Public
My commission expires: 8/16/15

