

1206574
This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Jimmy Pope
Debra Pope
7300 Whitson Drive
Springfield, VA 22153

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Five Hundred Two Thousand Dollars and No Cents (\$502,000.00)**, **the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Michael Lanier and Larke L. Lanier, husband and wife, whose mailing address is 2044 Shandwick Terrance, Birmingham, AL 35242** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Jimmy Pope and Debra Pope, husband and wife, whose mailing address is 7300 Whitson Drive, Springfield, VA 22153** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2044 Shandwick Terrace, Birmingham, AL 35242**; to wit;

LOT 10, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE V, AS RECORDED IN MAP BOOK 16, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 62.

Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

20' building line rear as shown on recorded Map Book 16, Page 62.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 316, Page 239 amended in Real 319, Page 238; Real 336, Page 281; Real 346, Page 942; Real 378, Page 904; Real 397, Page 958; Instrument 1992-4710; Instrument 1992-17890; Misc. 15, Page 840; Misc. 15, Page 844; Misc. 12, Page 852; Misc. 12, Page 845 and amended in Instrument 1992-17170 in the Probate Office of Shelby County, Alabama.

Declaration of covenants, conditions and restrictions recorded in Real 317, Page 260 and amended in Real 346, Page 942.

Non exclusive easement in Real 317, Page 260 and amended in Real 319, Page 235.

Reciprocal Easement Agreement in Real 312, Page 274 and amended in Real 317, Page 253.

Right of way to Shelby County in Deed Book 301, Page 799.

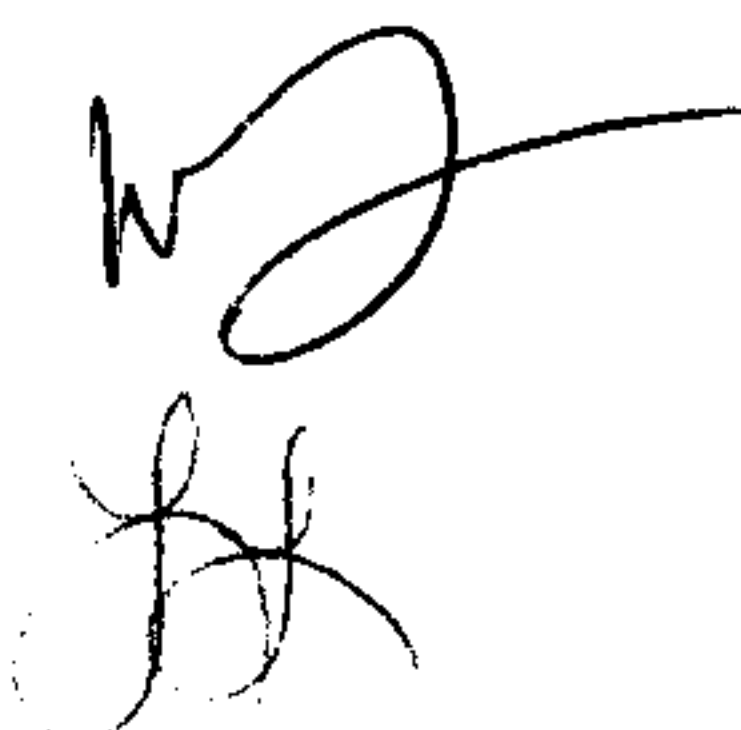
Right of way to Alabama Power Company recorded n Deed Book 109, Page 500; Real 333, Page 138; real 333, Page 201 and Instrument 1992-26823.

Covenants and Agreement for water service in Real 235, Page 574.

Agreement with Alabama Power Company in Real 364, Page 396.

Memorandum of Ground Lease in Real 312, Page 268.

Non Disturbance and Attornment Agreement in Real 312, Page 306.

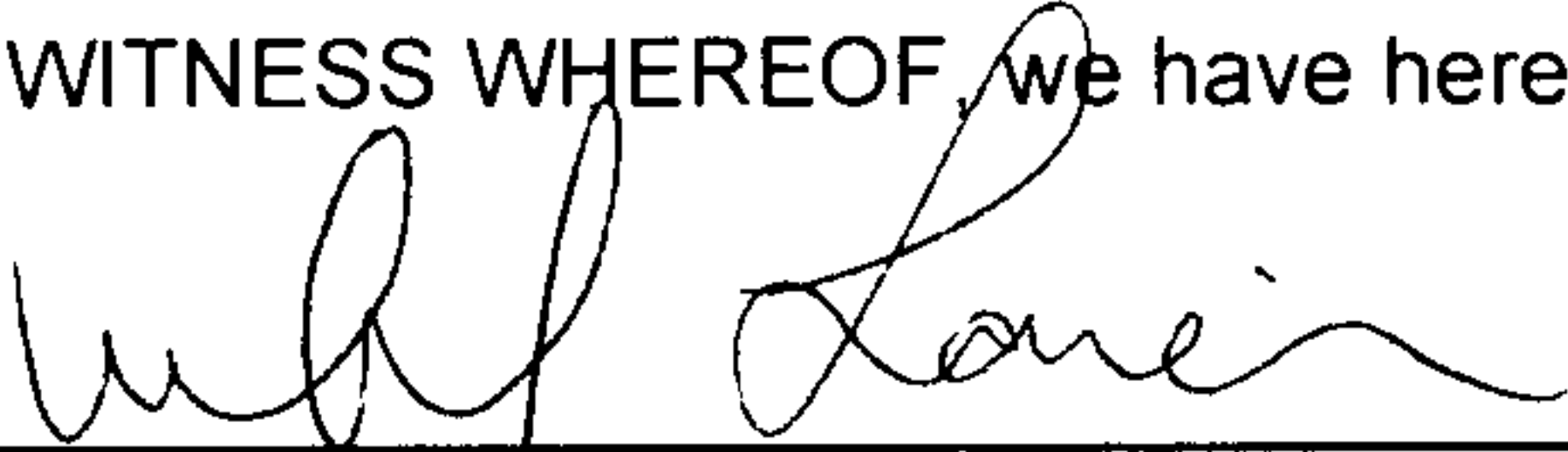


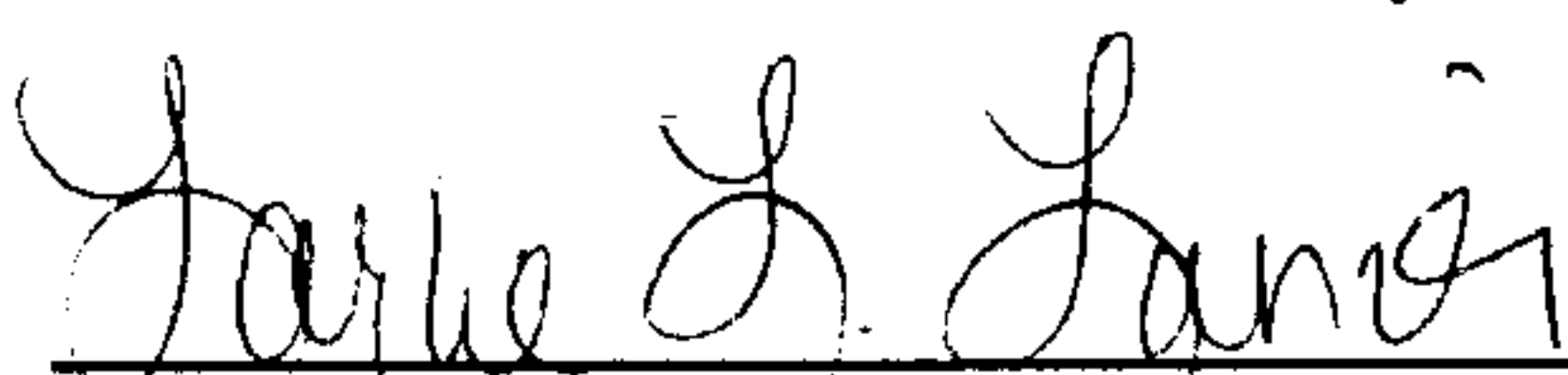
Shelby County, AL 12/04/2012
State of Alabama
Deed Tax: \$220.00
20121204000462780 1/3 \$238.00
Shelby Cnty Judge of Probate, AL
12/04/2012 12:38:47 PM FILED/CERT

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of November, 2012.


Michael Lanier


Larke L. Lanier

State of Alabama

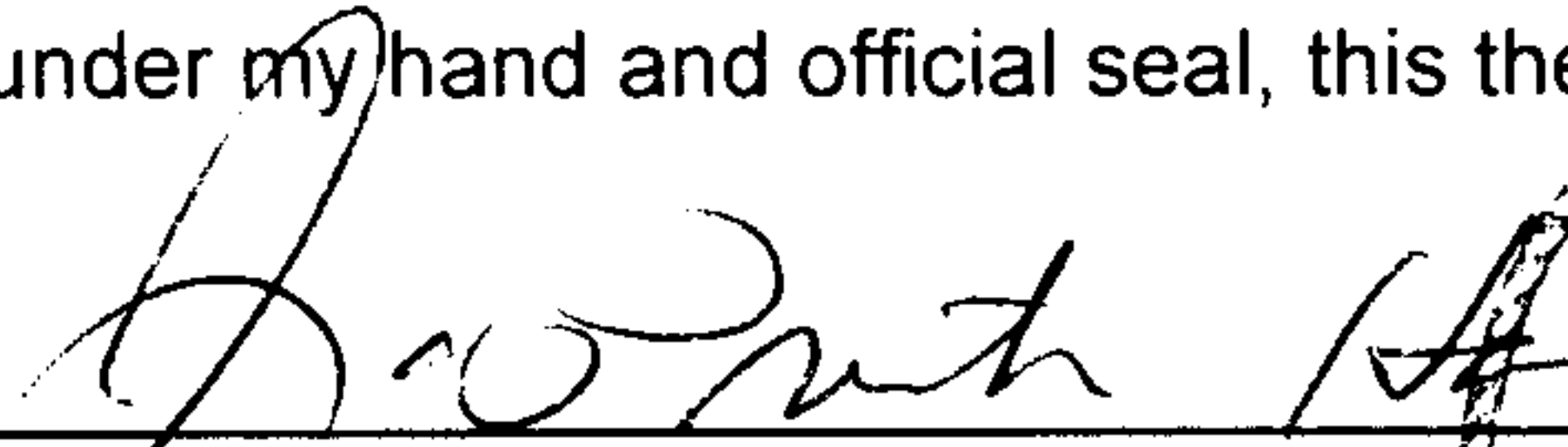
Shelby
Jefferson County

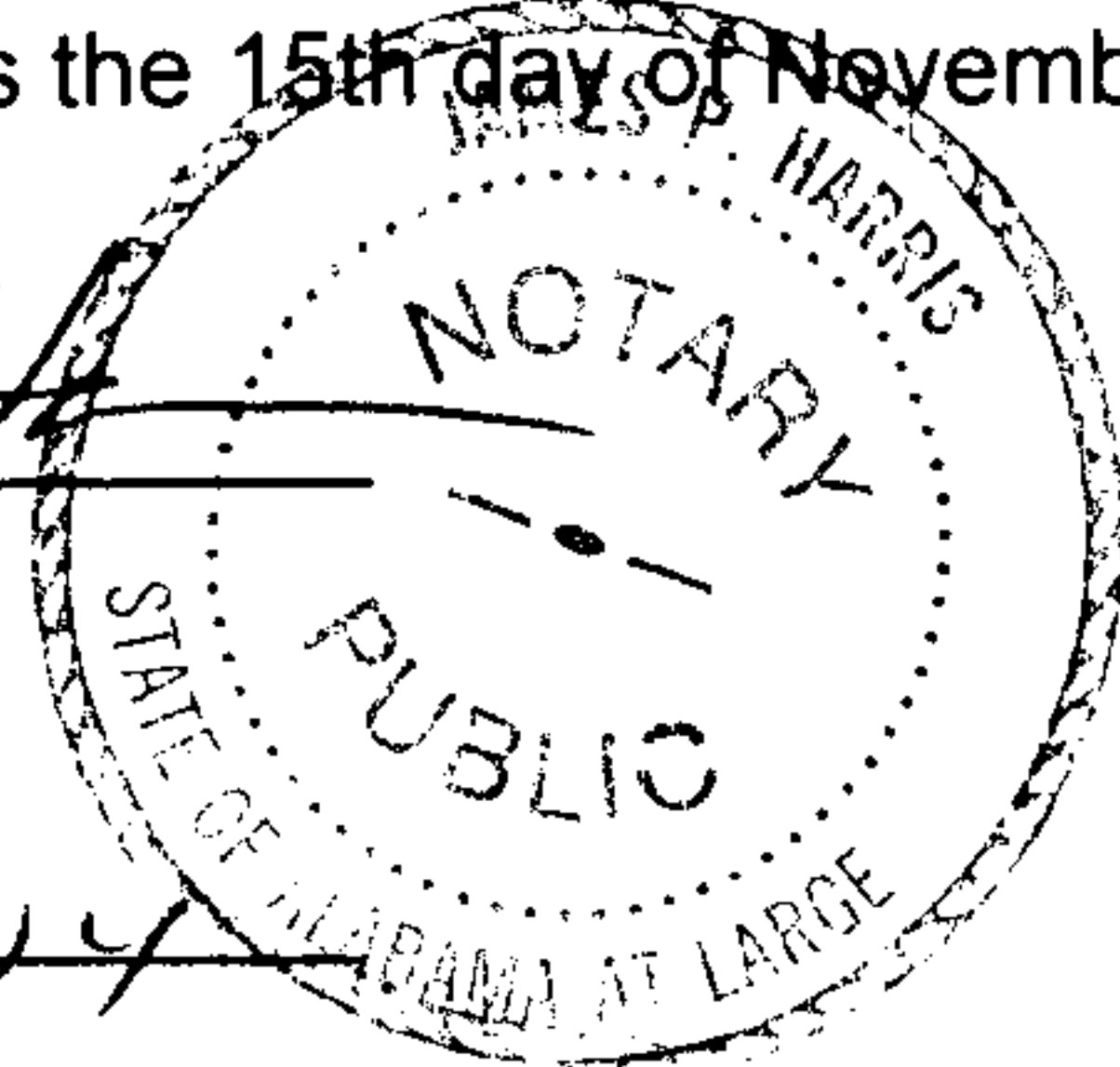
}


General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Michael Lanier and Larke L. Lanier, husband and wife 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of November, 2012.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 7/6/2014





20121204000462780 2/3 \$238.00
Shelby Cnty Judge of Probate, AL
12/04/2012 12:38:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Michael Lanier
Larke L. Lanier

Grantee's Name Jimmy Pope
Debra Pope

Mailing Address 2044 Shandwick Terrance
Birmingham, Alabama 35242

Mailing Address 7300 Whitson Drive
Springfield, Virginia 22153

Property Address 2044 Shandwick Terrace
Birmingham, Alabama 35242

Date of Sale November 15, 2012
Total Purchase Price \$502,000.00

or
Actual Value

or
Assessor's Market Value



20121204000462780 3/3 \$238.00
Shelby Cnty Judge of Probate, AL
12/04/2012 12:38:47 PM 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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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 November 15, 2012

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one