

Send Tax Notice To:  
Joshua B. White and Ashley L. White  
113 Patriot Park  
Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Ninety-Seven Thousand Eighteen And No/100 Dollars (\$197,018.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Christine Suzanne Graves, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joshua B. White and Ashley L. White (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 75, according to the Survey of Heritage Trace, 1st Sector, Phase 1, as recorded in Map Book 34, Page 114, Shelby County, Alabama.

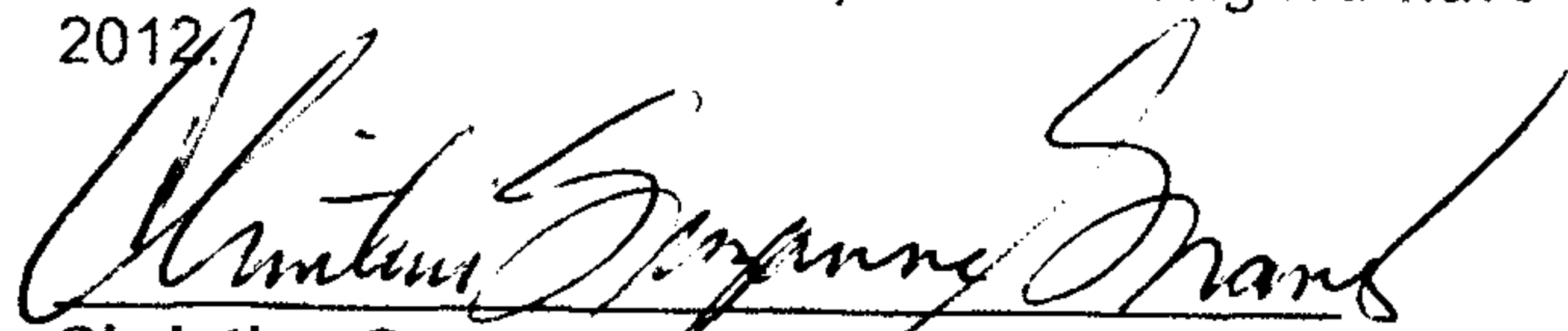
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


One Hundred Ninety-Three Thousand Four Hundred Forty-Nine And No/100 Dollars (\$193,449.00) 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 16, 2012.

  
Christine Suzanne Graves

  
20121205000464210 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/05/2012 09:13:53 AM FILED/CERT

Shelby County, AL 12/05/2012  
State of Alabama  
Deed Tax: \$4.00

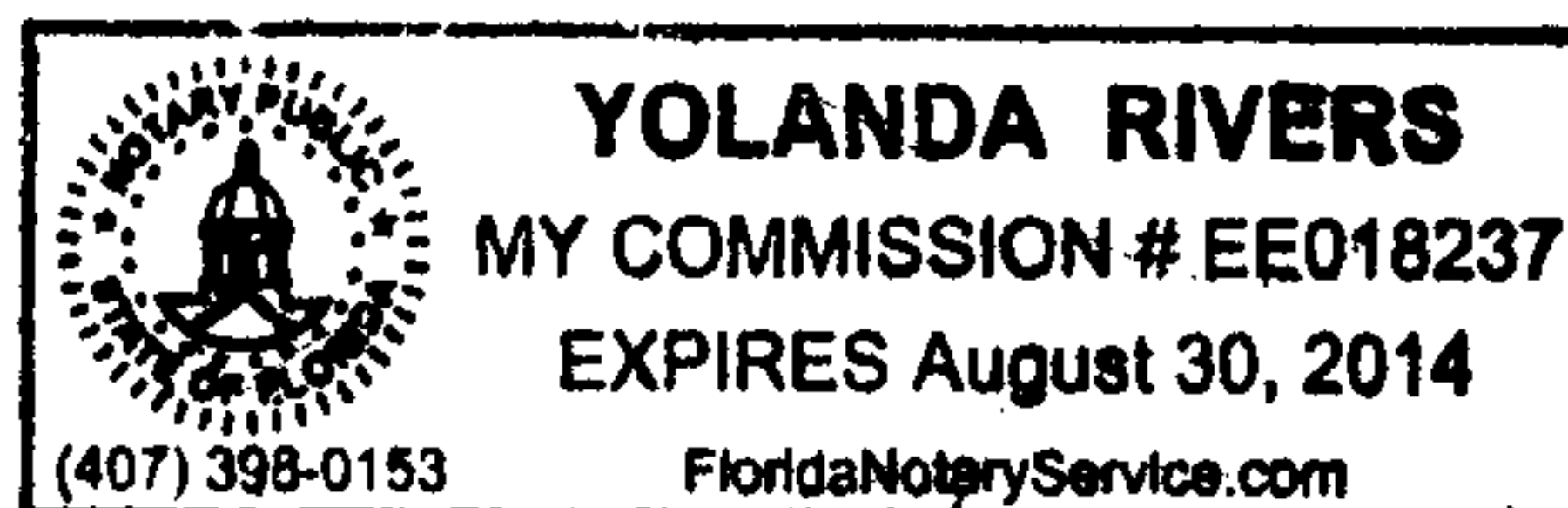
STATE OF Florida )  
Polk COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christine Suzanne Graves, 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 16th day of November, 2012.

  
Notary Public

Commission Expires:



Instrument Prepared By:  
Sandy F. Johnson  
3170 Highway 31 South, Pelham, AL 35124



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

Grantor's Name Christine Suzanne Graves

Grantee's Name Joshua B. White

Mailing Address 113 Patriot Park  
Montevallo, AL 35115

Mailing Address 1005 Parkers Cove  
Montevallo, AL 35115

Property Address 113 Patriot Park  
Montevallo, AL 35115

Date of Sale November 16, 2012

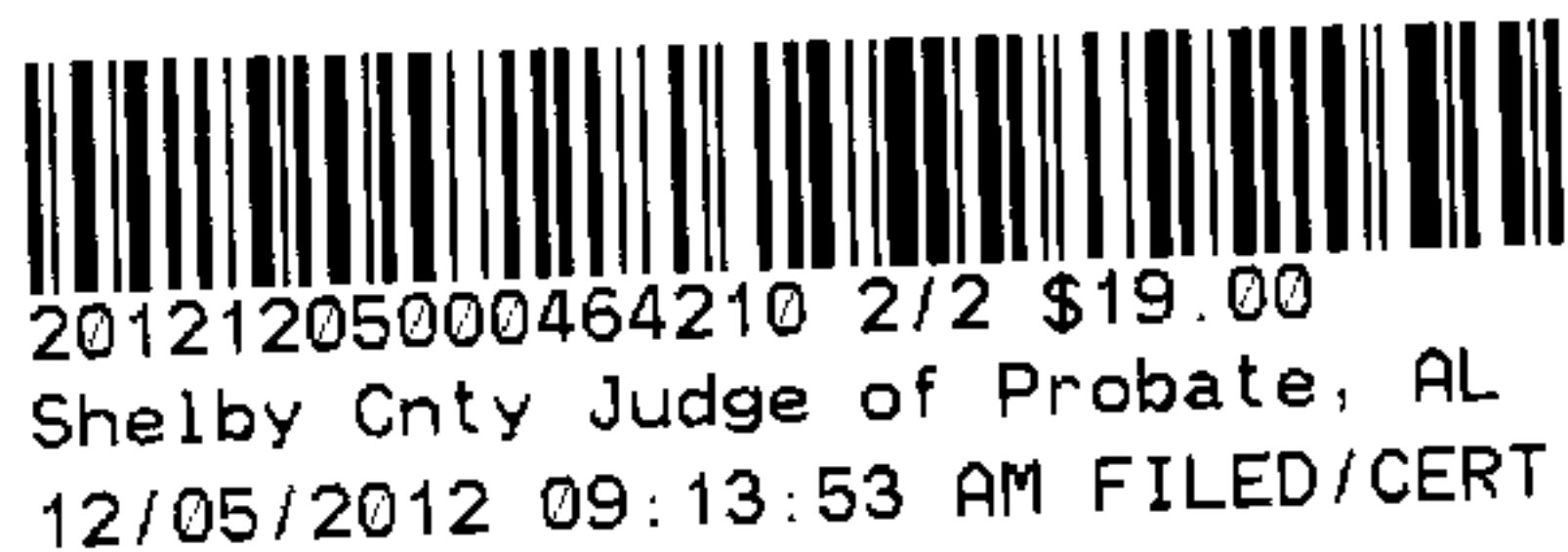
Total Purchase Price \$197,018.00

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 - Christine Suzanne Graves, 113 Patriot Park, Montevallo, AL 35115.

Grantee's name and mailing address - Joshua B. White, 1005 Parkers Cove, Montevallo, AL 35115.

Property address - 113 Patriot Park, Montevallo, AL 35115

Date of Sale - November 16, 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 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 16, 2012

Sign Shelby Johnson  
Agent