

prepared by William D. Latham
P.O. Drawer 1319, Clanton, AL 35046

104 Camille Circle
Clanton, AL
35045

Shelby County: AL 12/05/2012
State of Alabama
Deed Tax: \$163.00

20121205000466140 1/2 \$178.00
Shelby Cnty Judge of Probate, AL
12/05/2012 03:34:59 PM FILED/CERT

THIS SPACE IS FOR RECORDING DATA ONLY

WARRANTY DEED

STATE OF ALABAMA- SHELBY COUNTY
KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF gift having an assessed value of \$326,000.00, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Betty W. Austin, a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Wade W. Austin, a single person and Douglas C. Austin (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama:

Lot 2 according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said Subdivision being recorded in Map Book 5 at Page 5 in the Probate Office of Shelby County, Alabama, together with the rights conferred on the grantees by that certain deed on this property from Gulf States Paper Corporation, recorded in Deed Book 236 at Page 473 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel No. 337350001008.000

It is the intent of the grantor to convey all her real property in Shelby County, Alabama, whether fully, accurately or correctly described herein or not.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, forever.

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

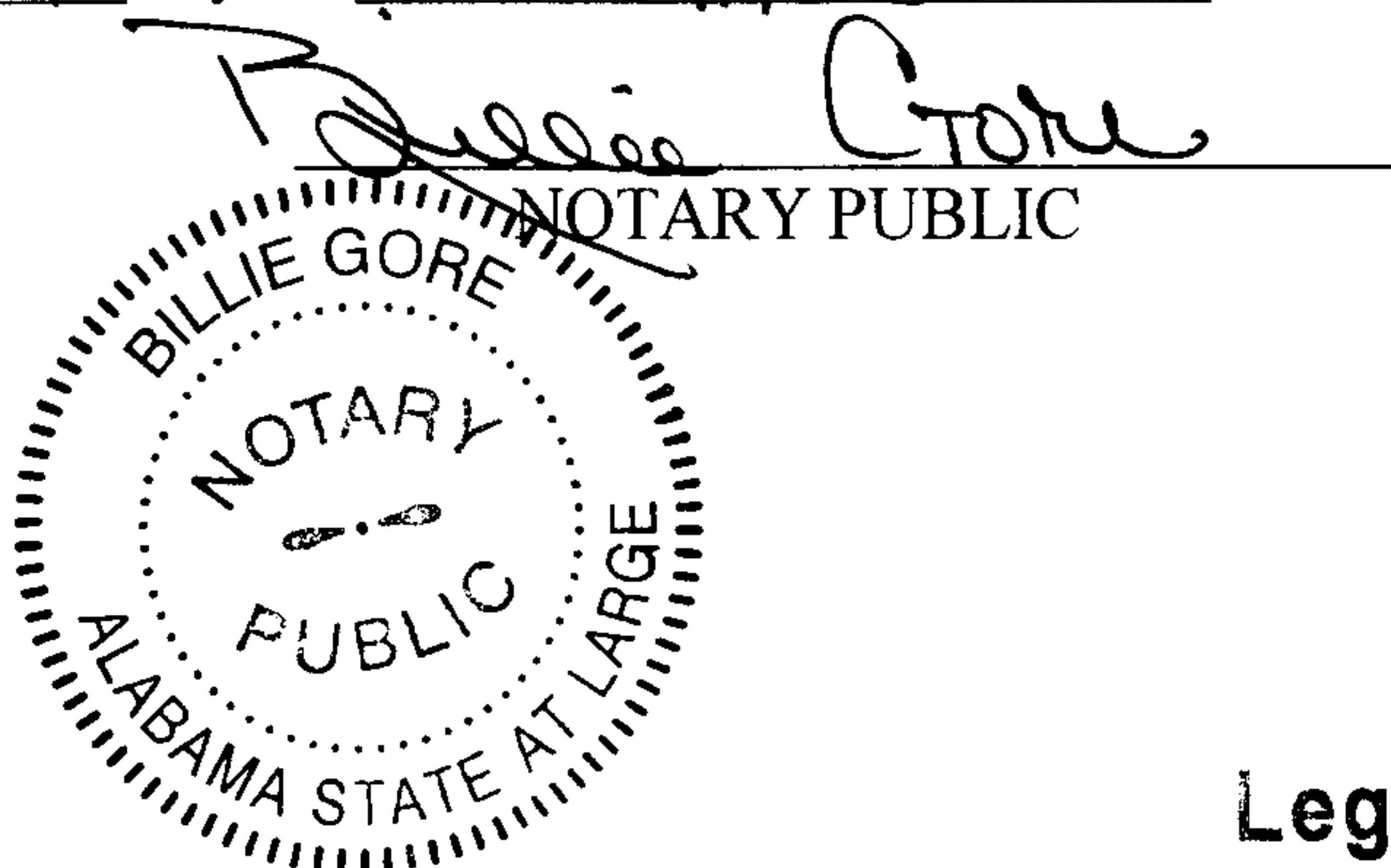
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 4
day of December, 2012

Betty W. Austin
Betty W. Austin

STATE OF Alabama
Chilton County

I, the undersigned, hereby certify that Betty W. Austin 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 voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of December, 2012.



The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.

**Legal Description
provided by
Grantor/Grantee**

Real Estate Sales Validation Form

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

Grantor's Name Betty W Austin
Mailing Address 914 Wilson Rd
Clanton AL
35045

Grantee's Name Austin, Wade; Douglas C.
Mailing Address 104 Camille Cir
Clanton AL
35045

Property Address _____

Date of Sale Dec 4 2012
Total Purchase Price \$ _____

or
Actual Value \$ 326,000.00 / 2 = 163,000.00

or
Assessor's Market Value \$ _____



20121205000466140 2/2 \$178.00
Shelby Cnty Judge of Probate, AL
12/05/2012 03:34:59 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 ☐ 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 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 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 12/5/12

Print Douglas C. Austin

☒ Unattested

Sign Douglas C. Austin
(Grantor/Grantee/Owner/Agent) circle one

(verified by)
(Pam King)

Form RT-1