

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Mark Lucas  
401 Gibson Farm Road  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Forty Nine Thousand Nine Hundred dollars and Zero cents (\$249,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronald D. Nesbitt and wife, Jennifer C. Nesbitt (herein referred to as grantors) do grant, bargain, sell and convey unto Mark Lucas and Mary Griffin Blaylock (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

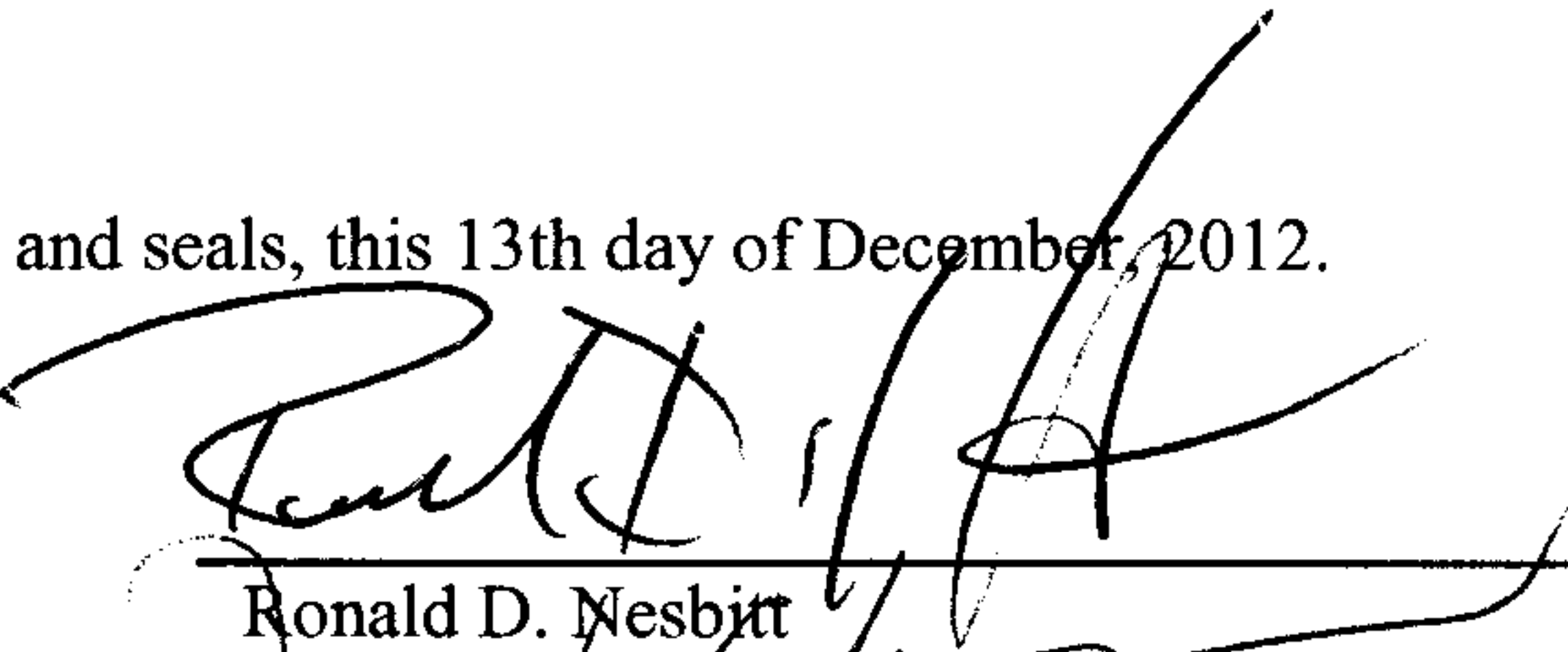
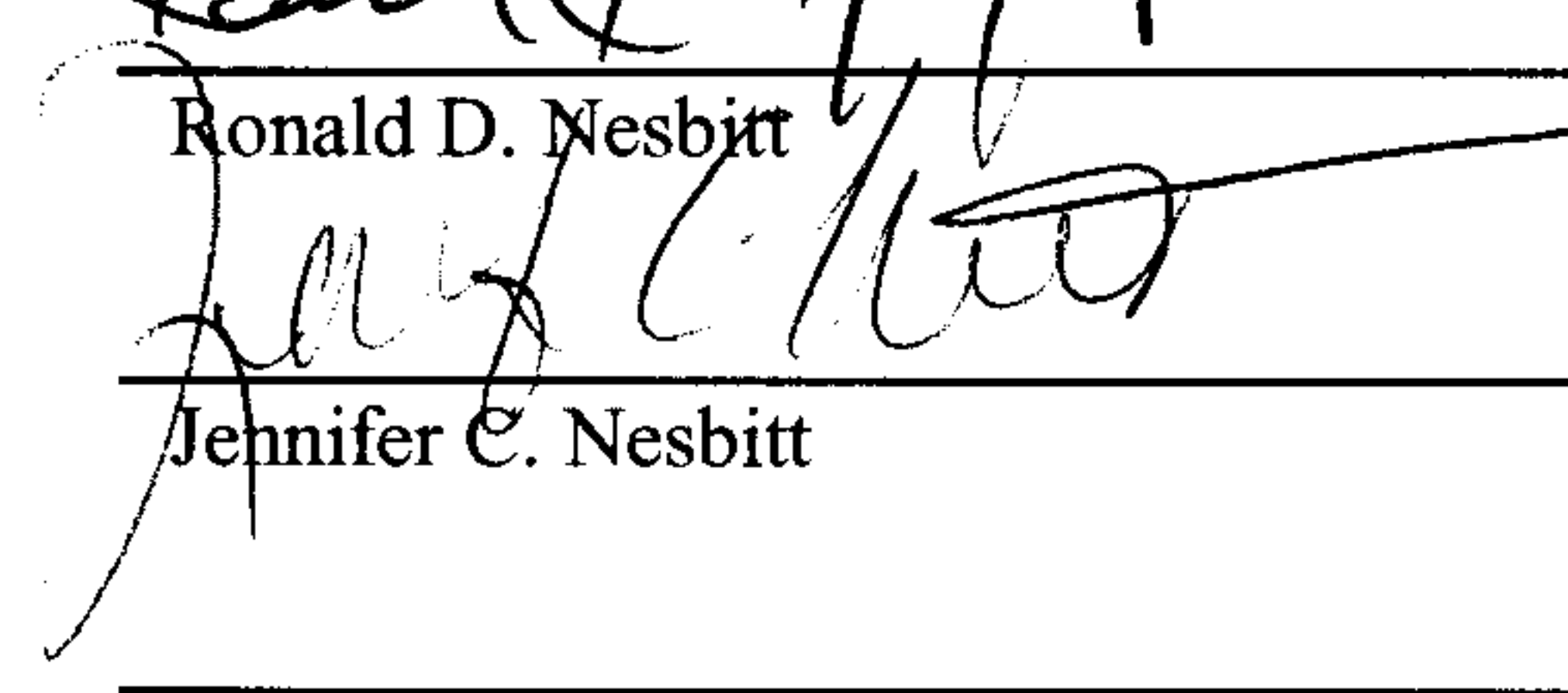
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$245,370.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

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 13th day of December, 2012.

_____	(Seal)		_____	(Seal)
_____	(Seal)	Ronald D. Nesbitt	_____	(Seal)
_____	(Seal)		_____	(Seal)
_____	(Seal)	Jennifer C. Nesbitt	_____	(Seal)
			_____	(Seal)

STATE OF ALABAMA

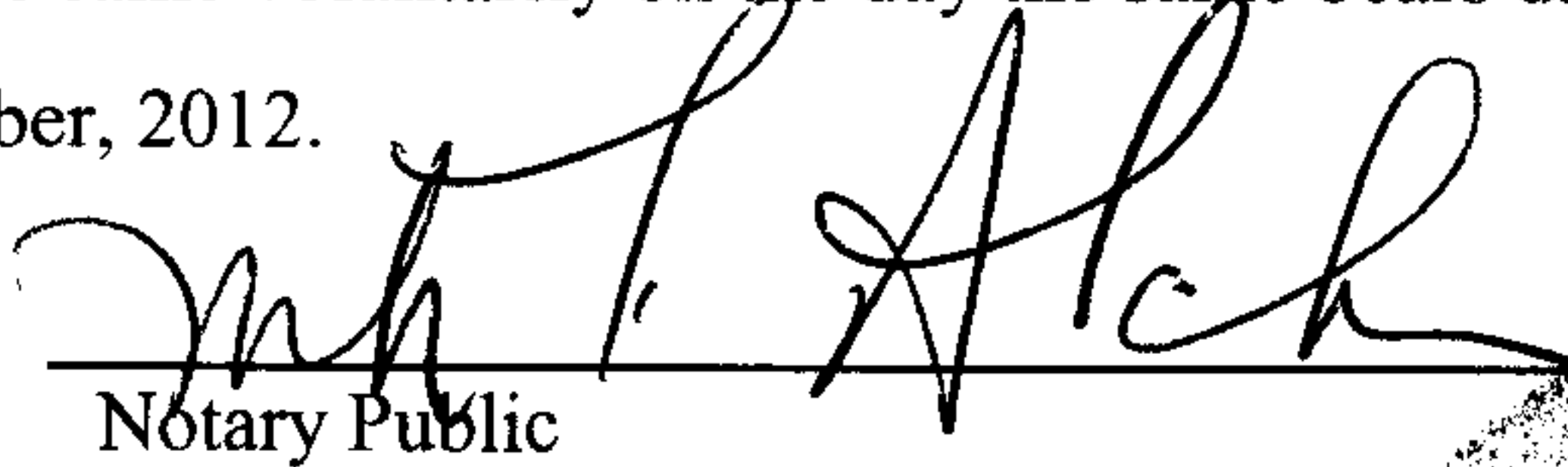
} General Acknowledgment


COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald D. Nesbitt and Jennifer C. Nesbitt 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 13<sup>th</sup> day of December, 2012.

My Commission Expires: 10-4-16

  
\_\_\_\_\_  
Notary Public

  
20121217000481570 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 02:44:49 PM FILED/CERT

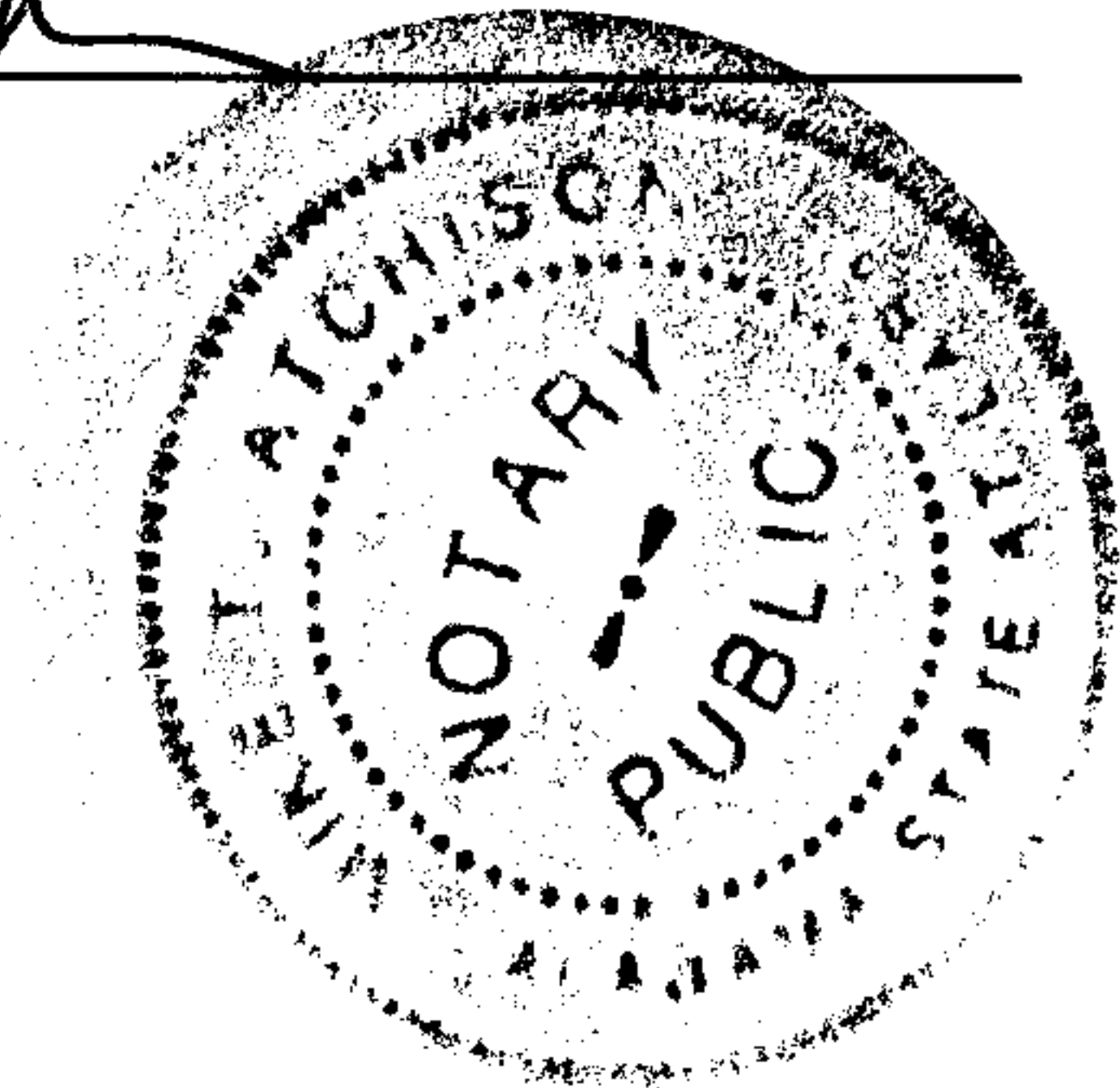



EXHIBIT A

24 MONTH CHAIN OF TITLE: (1) Warranty deed to David E. Coyte and Kelly I. Coyte, dated October 24, 1997, recorded in Inst. No. 1997-34915, Probate Office, Shelby County, Alabama. (2) Warranty deed to Ronald D. Nesbitt and Jennifer C. Nesbitt, dated July 22, 2011, recorded in Inst. No. 20110728000218890, Probate Office, Shelby County, Alabama.

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the SE 1/4 of SE 1/4 of said Section 19; thence run North along the West line of said 1/4-1/4 a distance of 268.20 feet; thence turn right 92 degrees 56 minutes 23 seconds and run Easterly a distance of 416.54 feet (measured) along a continuation line of Lots 11 and 12 of Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right 83 degrees 17 minutes 45 seconds and run Southeasterly a distance of 256.06 feet along the West boundary line of the lands as described in Real Record 129, Page 941 to a point on the South line of said 1/4-1/4, said point also being the Southwest corner of the lands described in Deed Book 324, Page 933; thence turn right 94 degrees 54 minutes 13 seconds and run Westerly along the South line of said 1/4-1/4 a distance of 187.57 feet; thence turn left 19 degrees 15 minutes 22 seconds and run Southwesterly a distance of 182.41 feet; thence turn right 78 degrees 30 minutes 22 seconds and run Northwesterly a distance of 70.00 feet to a point on the South line of said 1/4-1/4; thence turn left 59 degrees 15 minutes and run Westerly along the South line of said 1/4-1/4 a distance of 42.0 feet to point of beginning.

Situated in Shelby County, Alabama.

  
20121217000481570 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 02:44:49 PM FILED/CERT

Shelby County, AL 12/17/2012  
State of Alabama  
Deed Tax:\$5.00



Real Estate Sales Validation Form

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

Grantor's Name Ronald Nesbitt  
Mailing Address 401 Gibson Farm  
Rd  
Columbiana AL 35051

Grantee's Name Mark Lucas  
Mailing Address 401 Gibson Farm Rd  
Columbiana AL  
35051

Property Address 401 Gibson Farm  
Rd  
Columbiana AL  
35051

Date of Sale 12-14-12  
Total Purchase Price \$ 249,900.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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  
☒ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12-13-12

☐ Unattested  
(verified by)

Print Mark Lucas  
Signature [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

  
20121217000481570 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
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