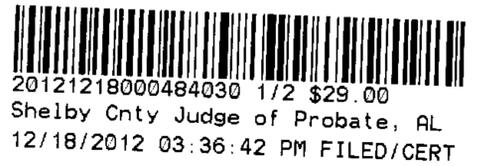


This instrument was prepared by
William G. Barnes
5037 Abbey Lane
Birmingham, Alabama 35215

Send Tax Notice To:
Lindsey O. and Nathan Hunter Simmons
2608 Lakeland Trail
Birmingham, Alabama 35243

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$278,500.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **MELVIN T. O'NEAL, JR. AND TAMARA O'NEAL TOWNS AS PERSONAL REPRESENTATIVES OF THE ESTATE OF JACQUELINE RICE O'NEAL, PROBATE CASE# PR-2012-000276**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

LINDSEY O. SIMMONS AND NATHAN HUNTER SIMMONS

(herein referred to as GRANTEES), as joint tenants with right of survivorship the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 41, ACCORDING TO THE SURVEY OF RIVER ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 27, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 264,575.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 17 day of December, 2012.

Melvin T. O'Neal Jr.
As Personal Representative of the estate (Seal)
MELVIN T. O'NEAL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JACQUELINE RICE O'NEAL, PROBATE CASE#PR-2012-000276

Tamara O'Neal Towns
Personal Representative (Seal)
TAMARA O'NEAL TOWNS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JACQUELINE RICE O'NEAL, PROBATE CASE#PR-2012-000276

Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$14.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MELVIN T. O'NEAL, JR. AND TAMARA O'NEAL TOWNS AS PERSONAL REPRESENTATIVES OF THE ESTATE OF JACQUELINE RICE O'NEAL, PROBATE CASE# PR-2012-000276**, whose name is 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17 day of December, 2012.



Lindsey O. Simmons
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-1-2013

Real Estate Sales Validation Form

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

Grantor's Name Melvin T. O'Neal, Jr.
Mailing Address Tamara O'Neal Towns, Jr.
135 Moore's Spring Road
Montevallo, AL 35115

Grantee's Name Lindsey O. Simmons
Mailing Address Nathan Hunter Simmons
1916 Mayflower Drive
Birmingham, AL 35226

Property Address 2608 Lakeland Trail
Birmingham, AL 35243

Date of Sale 12/17/2012
Total Purchase Price \$ 278500.00
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
Sales Contract
Closing Statement
Appraisal
Other



20121218000484030 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
12/18/2012 03:36:42 PM FILED/CERT

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 12/17/12

Print Amy L Burge

Unattested (verified by)

Sign Amy L Burge (Grantor/Grantee/Owner/Agent) circle one

Print Form