

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John Milton Gwin
112 Starview Circle
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 12/19/2012
State of Alabama
Deed Tax: \$8.00

Know All Men by These Presents: That in consideration of **One hundred forty thousand and no/100 (\$140,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Johnna S. Nalls and Thomas C. Nalls, wife and husband and Johnny M. Smith, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Milton Gwin** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 206, according to the Resurvey of Final Plat Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

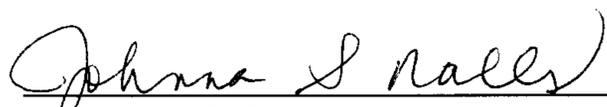
This property does not constitute the homestead of the grantor, Johnny M. Smith, as defined in §6-10-3, Code of Alabama (1975).

\$132,050.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

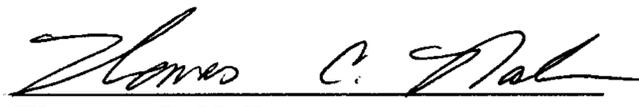
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

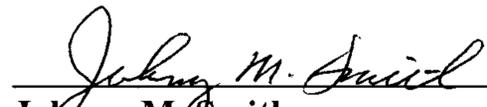
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of December, 2012.



Johnna S. Nalls



Thomas C. Nalls



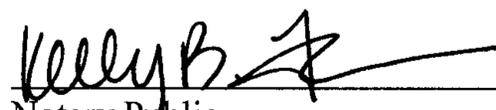
Johnny M. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Johnna S. Nalls and Thomas C. Nalls, wife and husband and Johnny M. Smith, a married man** 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 this conveyance, they executed the same voluntarily on the day the same bears date.

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

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-2014


20121219000485150 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
12/19/2012 12:07:00 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 Johnna S. Nalls, Thomas C. Nalls
Mailing Address Johnny M. Smith
906 - 6th Avenue N.
Clanton, AL 35045

Grantee's Name John Milton Gwin
Mailing Address 112 Starview Circle
Alabaster, AL 35007

Property Address 112 Starview Circle
Alabaster, AL 35007

Date of Sale 12/17/2012
Total Purchase Price \$ 140,000.00
or
Actual Value \$
or
Assessor's Market Value \$



Shelby Cnty Judge of Probate, AL
12/19/2012 12:07:00 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 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 Kelly B. Furgerson

Unattested (verified by)

Sign Kelly B. Furgerson (Grantor/Grantee/Owner/Agent) circle one

Print Form