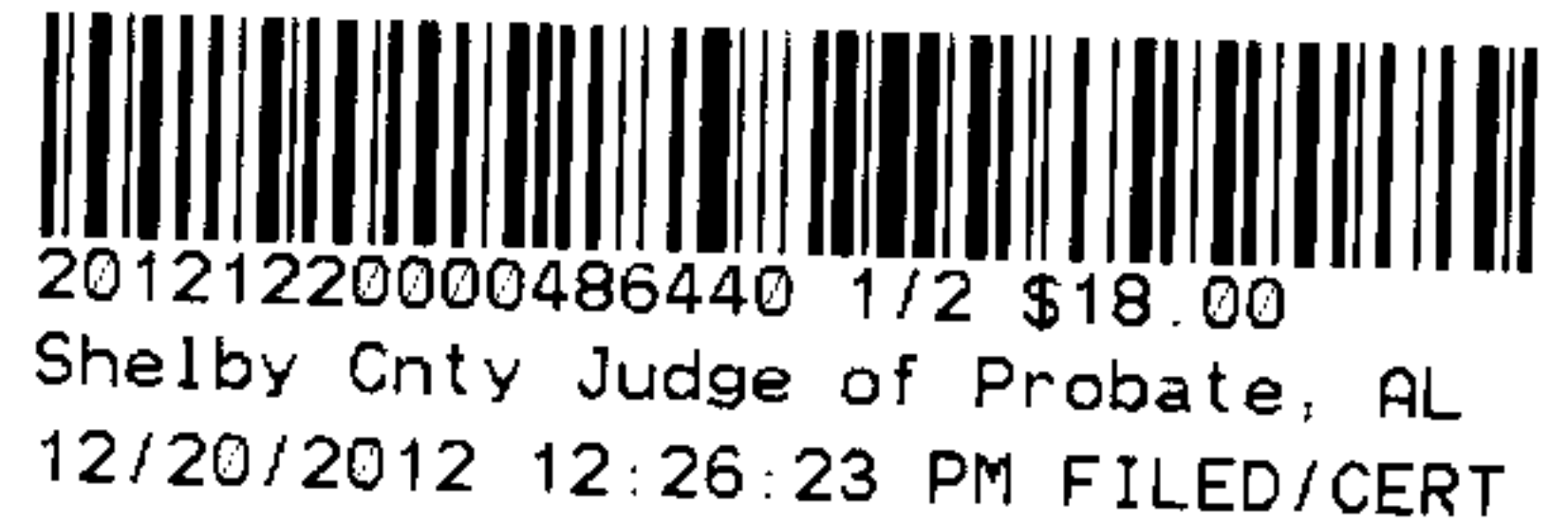


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243

Send Tax Notice To:
Mark A. Estep
232 Kentwood Dr
Alabaster, AL 35007



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Fifty-One Thousand Five Hundred and 00/100 Dollars (\$151,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

William C. Tinsley and Heather Tinsley, Husband and Wife
(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Mark A. Estep
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 94, according to the Survey of Kentwood, Third Addition, Phase Two, as recorded in Map Book 19, Page 167, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.


\$148,755.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 a 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 13th day of December, 2012.

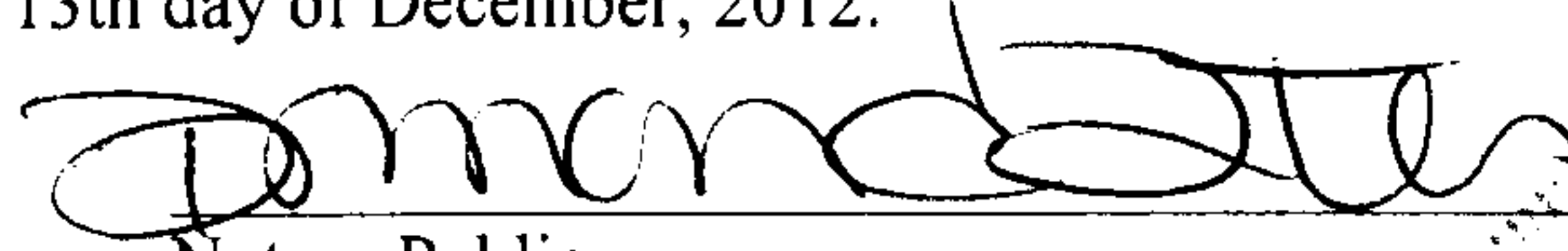


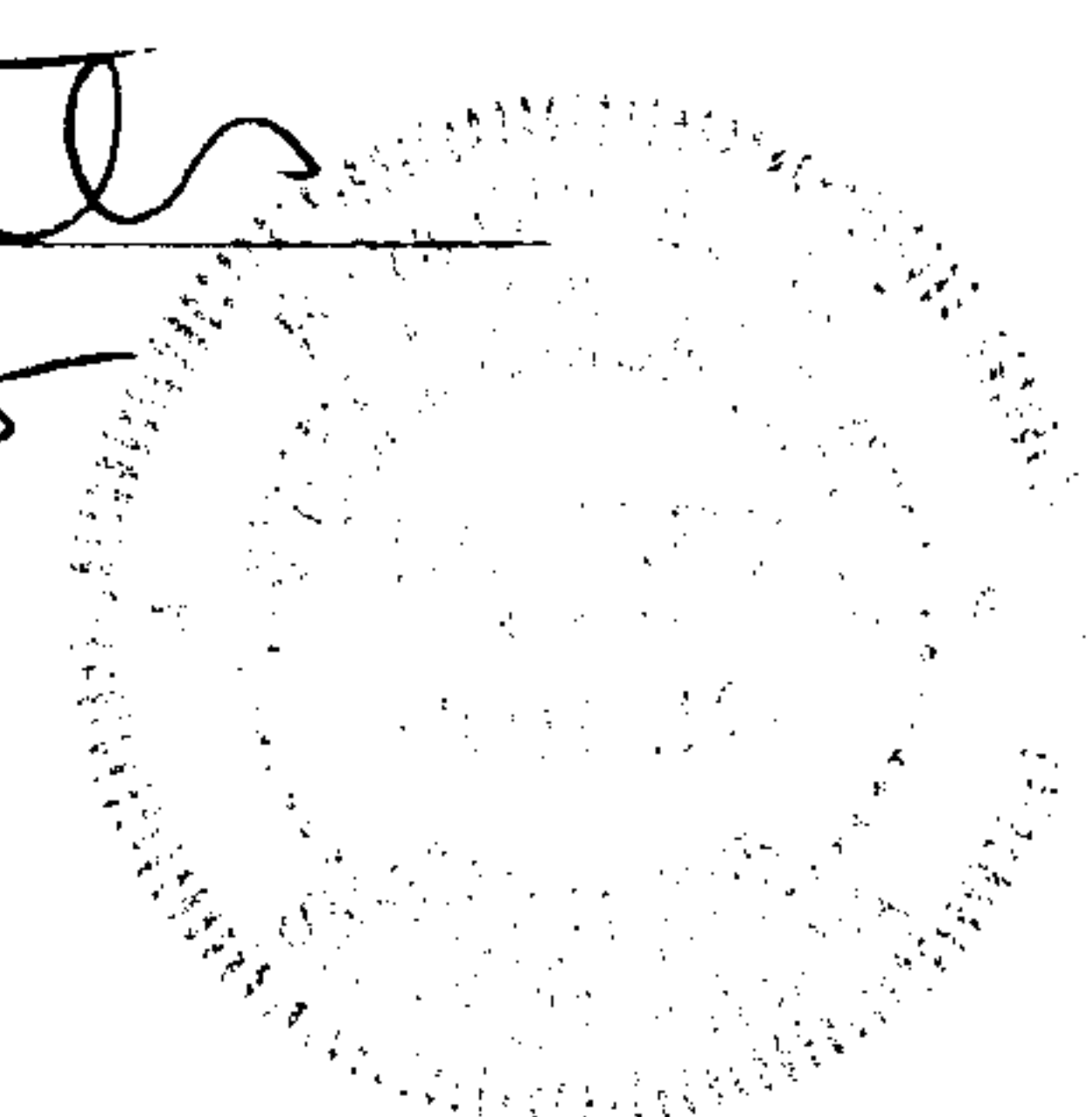
William C. Tinsley
Heater by W.C.T.
Attorney in fact

Heather Tinsley by William C. Tinsley, Attorney In Fact/Agent

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

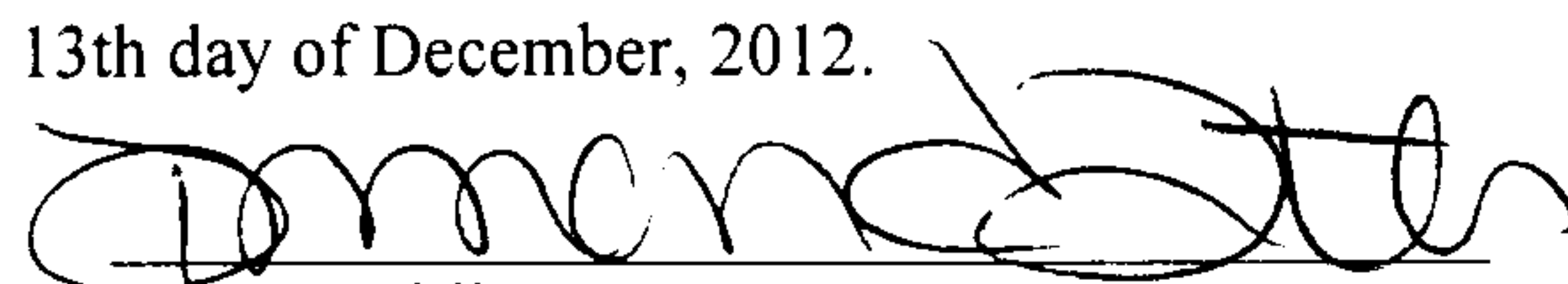
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William C. Tinsley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 13th day of December, 2012.

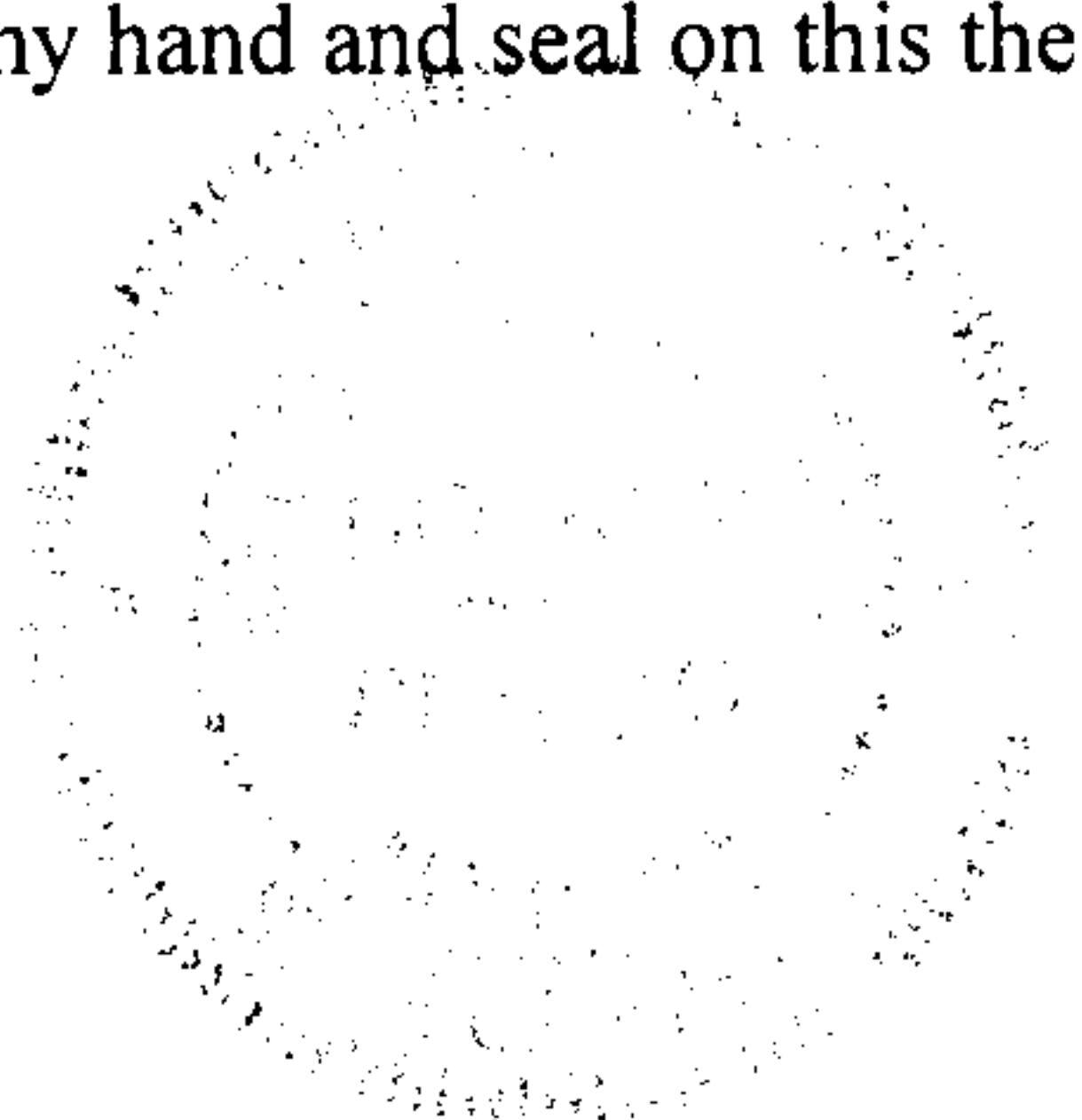


Notary Public
My Commission Expires: 7/11/15


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **William C. Tinsley**, whose name as Attorney in Fact/Agent for **Heather Tinsley**, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on this the 13th day of December, 2012.



Notary Public
My Commission expires: 7/11/15


Real Estate Sales Validation Form

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

Grantor's Name: William C. Tinsley
Heather Tinsley

Grantee's Name: Mark A. Estep

Mailing Address: 232 Kentwood Dr
Alabaster, AL 35007

Mailing Address: 509 Wilderness Road
Prichard, AL 35124

Property Address: 232 Kentwood Dr
Alabaster, AL 35007

Date of Sale: 12/13/12

Total Purchase Price: \$ 151,500.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 12-13-12

Print Name: William C. Tinsley

Signature: W. C. Tinsley

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)



20121220000486440 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/20/2012 12:26:23 PM FILED/CERT