


This Instrument Prepared By:
Chesley P. Payne, Attorney
Massey Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, Alabama 35235

Send Tax Notice To:
MARK ROBERSON
DEBBIE ROBERSON
1341 Highway 7
Wilsonville, AL. 35186


20130103000003140 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:30:31 AM FILED/CERT

STATE OF ALABAMA 0
SHELBY COUNTY 0

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-ONE THOUSAND AND NO/100 (\$71,000.00) Dollars in hand paid to TRIAD FINANCIAL SERVICES, INC. ("hereinafter referred to as "Grantor") by MARK ROBERSON AND DEBBIE ROBERSON (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 3 of Whippoorwill Estates, a Minor Residential Subdivision, according to the Map or Plat thereof recorded in Map Book 35, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

A 2007 Cavalier 07-E9002V manufactured home, comprised of three sections, and bearing the serial numbers CV07AL0459472A, CV07AL0459472B, CV07AL0459472C, is permanently affixed to the real property hereinabove described and is considered a part thereof.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however to the following:

1. Taxes for the current year 2013 and subsequent years, not yet due or payable; taxes or assessments not shown as an existing lien by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; and proceedings by a public agency that may result in taxes or assessments, or notices of such proceeds, whether or not shown by the records of such agency or by the Public Records.

2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

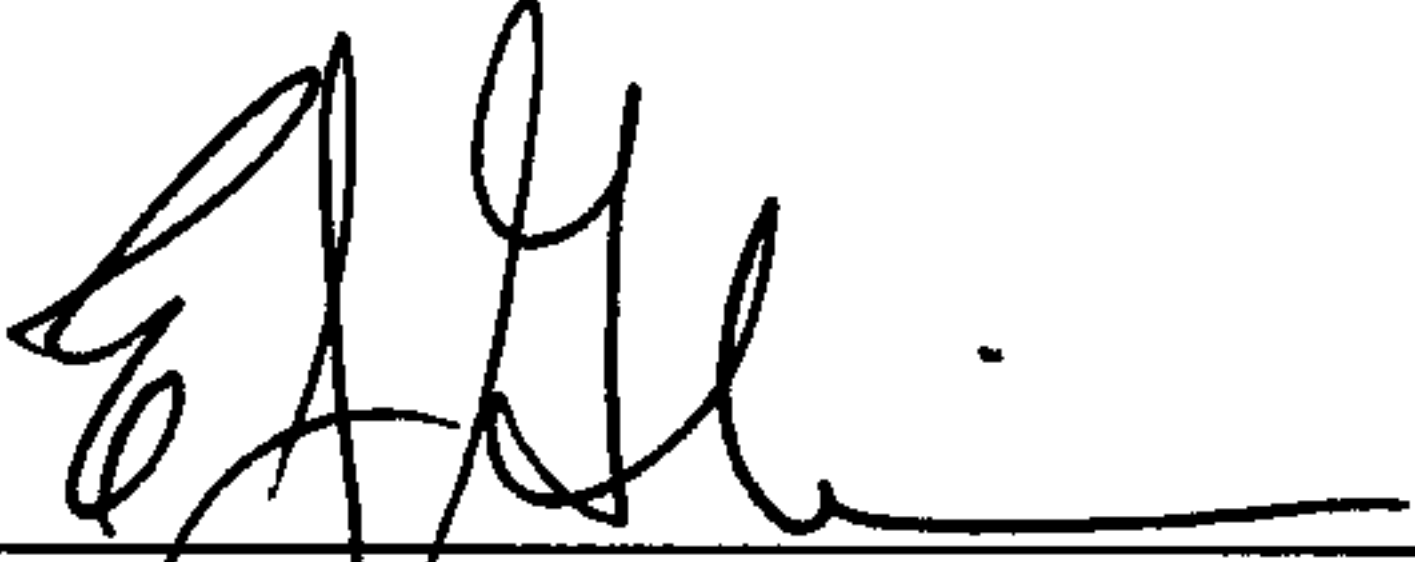
NOTE: E. Jed Gleim and E. J. Gleim are one and the same person.

Property is sold as is where is with no implied or inferred warranties.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, TRIAD FINANCIAL SERVICES, INC., by its Executive Vice President, E. Jed Gleim, who is authorized to execute this conveyance and has hereto set its signature and seal, this the 19th day of December, 2012.

TRIAD FINANCIAL SERVICES, INC.

BY: 
 E. Jed Gleim
 ITS: Executive Vice President

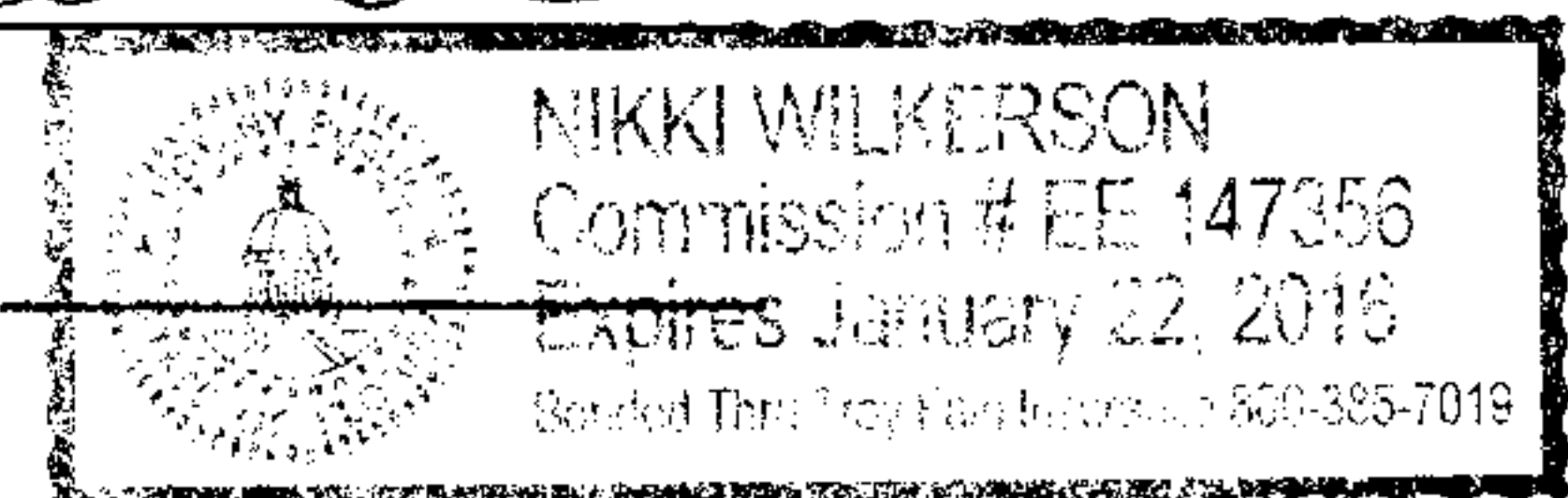
STATE OF FLORIDA 0
 COUNTY OF DUVAL 0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. Jed Gleim, whose name as Executive Vice President of TRIAD FINANCIAL SERVICES, INC. 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 this conveyance, he, as such executive vice president and with full authority executed the same voluntarily for and as the act of the said TRIAD FINANCIAL SERVICES, INC. on the day the same bears date.

Given under my hand and official seal, this the 19th day of December, 2012.



Notary Public
 My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name TRIAD FINANCIAL SERVICES, INC. Grantee's Name MARK ROBERSON
Mailing Address 4336 Pablo Oaks Court Mailing Address DEBBIE ROBERSON
Jacksonville, FL. 35044 1341 Highway 7
Wilsonville, AL. 35186
Property Address 1341 Highway 7 Date of Sale December 21, 2012
Wilsonville, AL. 35186 Total Purchase Price \$ 71,000.00
Actual Value \$
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 Appraisal
XX 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 December 19, 2012

Print TRIAD FINANCIAL SERVICES, INC.

Unattested (verified by)

Sign BY. E. JED GLEIM, EXECUTIVE VICE PRESIDENT

Form RT-1



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Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$71.00