

Send tax notice to:

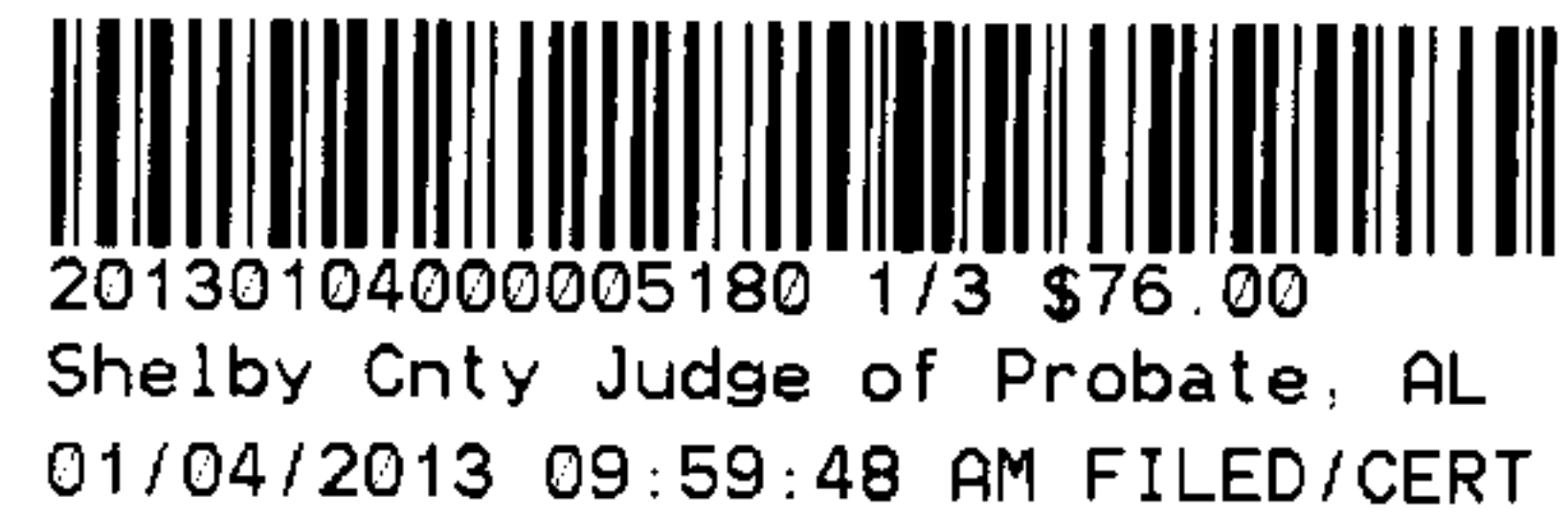
JASON G. PULLES
2529 WESTMINSTER CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012561

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) in hand paid to the undersigned, TARA O. QUEEN (NOW KNOWN AS TARA TATE) AND JAMES B. TATE, Wife and Husband (hereinafter referred to as "Grantors") by JASON G. PULLES and ELIZABETH R. PULLES (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF MEADOW RIDGE, AS RECORDED IN MAP BOOK 11, PAGE 40 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TARA O. QUEEN IS ONE AND THE SAME PERSON AS TARA TATE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. DEFECTS, LIENS, ENCUMBRANCE, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
7. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTIES, CONDITIONS AND RESTRICTIONS.
8. RESTRICTIONS APPEARING OF RECORD IN REAL 145, PAGE 701; REAL 148, PAGE 264; INSTRUMENT NO. 1996-35171 AND INSTRUMENT NO. 1997-29279, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER CO.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND THER RIGHTS, PRIVILEGES, IMMUNITIES AND RELASE OF DAMAGES RELATING THERETO AND ANY DAMAGES RELATING TO THE

EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$232,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of December, 2012.


TARA TATE
(ALSO KNOWN AS TARA O. QUEEN)

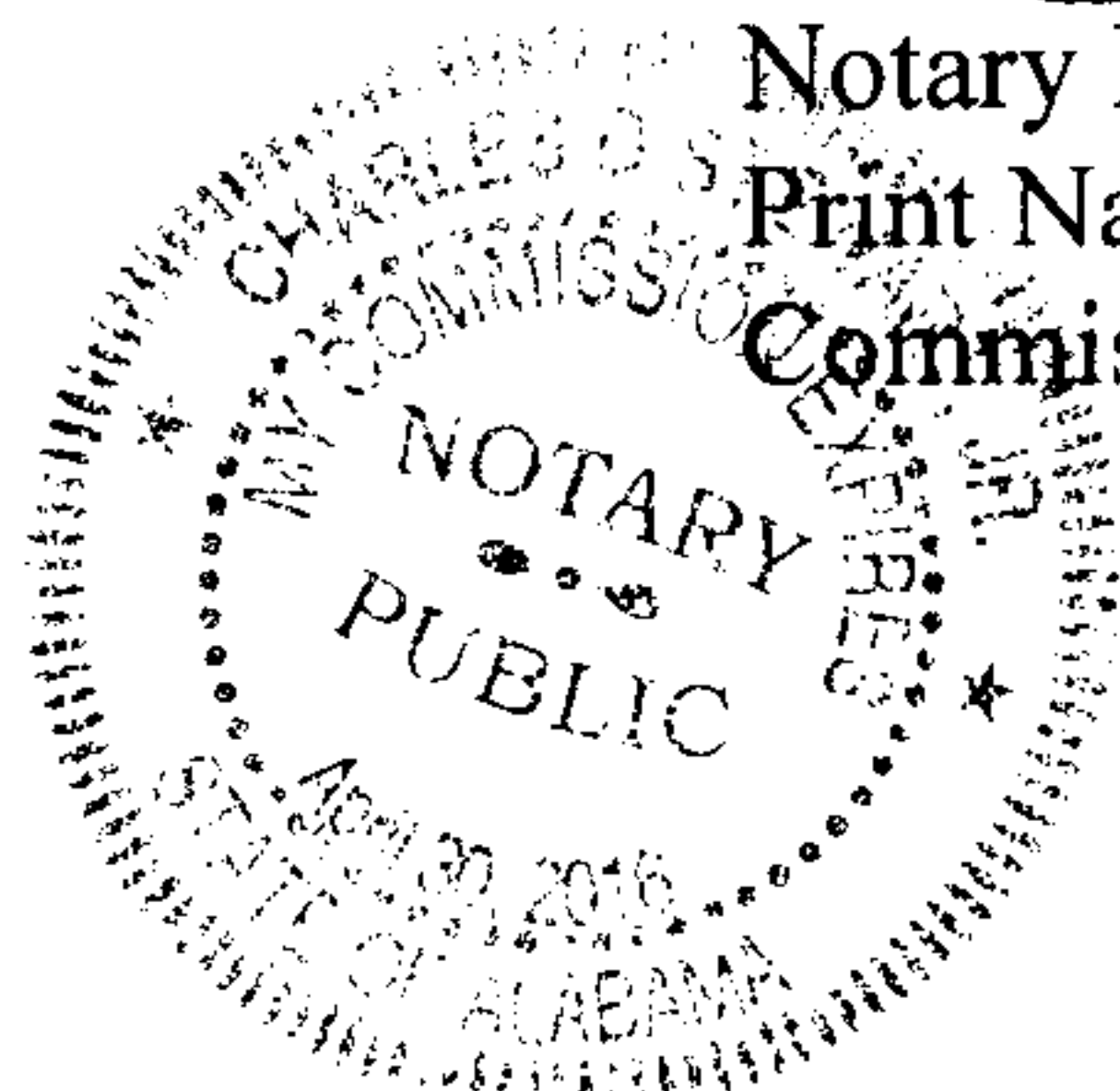

JAMES B. TATE


20130104000005180 2/3 \$76.00
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:48 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TARA TATE (AKA TARA O. QUEEN) and JAMES B. TATE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of December, 2012.


Notary Public
Print Name: Charles O. Stewart
Commission Expires: 4-30-16


Real Estate Sales Validation Form

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

Grantor's Name Tara Queen Tate
Mailing Address 1605 W. Highland Dr.
Birmingham, AL 35242

Grantee's Name Jason Puller
Mailing Address 2529 Westminister Cir.
Birmingham
AL 35242

Property Address 2529 Westminister Cir.
Birmingham
AL 35242

Date of Sale 12-27-12

Total Purchase Price \$ 290,000.

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

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 12/27/12

Print Jason Puller

☐ Unattested

Sign Jason Puller

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF

COUNTY OF SHELBY

20 12

December



20130104000005180 3/3 \$76.00
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:48 AM FILED/CERT

NOTARY PUBLIC