

Tim
Send Tax Notice:
~~Ted~~ Sexton
Linda Sexton

This Instrument Prepared By:
Stewart & Associates, P. C.
3595 Grandview Parkway
Birmingham, AL 35243

STATE OF ALABAMA

Shelby County, AL 01/14/2013
State of Alabama
Deed Tax: \$550.00

COUNTY OF Shelby

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of Five Hundred Fifty Thousand and 00/100 Dollars Dollars (\$550,000.00) and other good and valuable consideration in hand paid to the undersigned, Synovus Bank, a Georgia banking corporation (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto ~~Ted~~ Tim Sexton and Linda Sexton (hereinafter "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 214, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

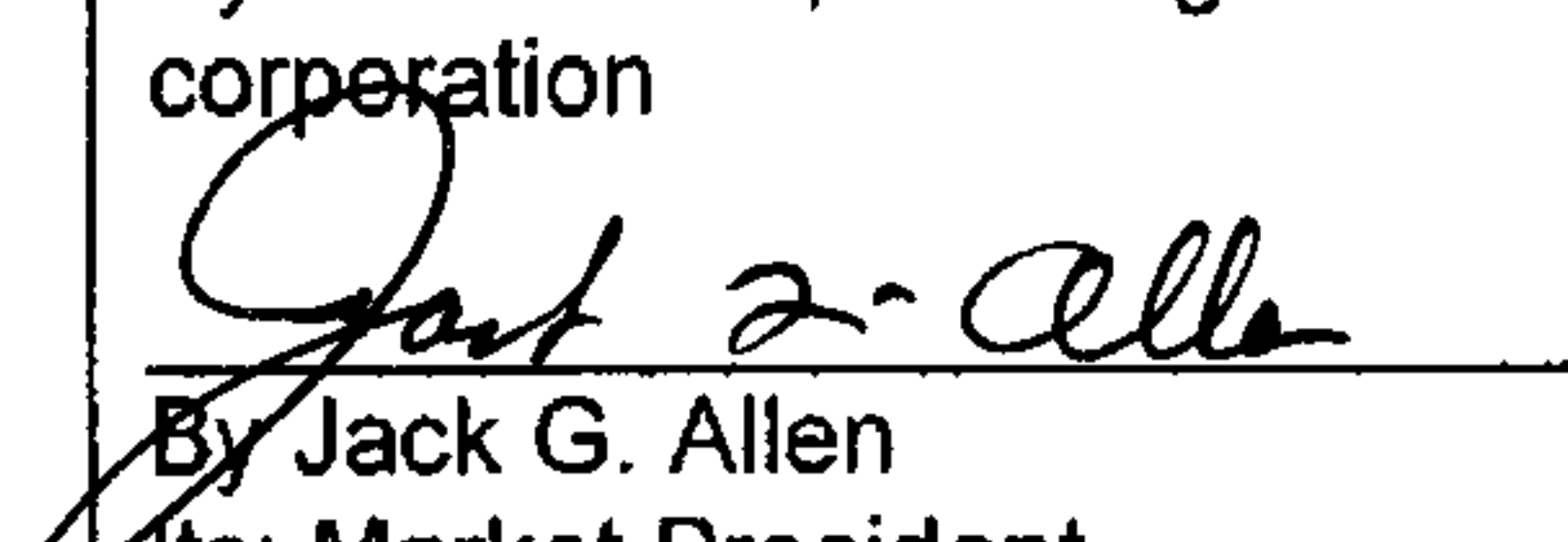
Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, and unto theirs heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 18th day of December, 2012

Synovus Bank, a Georgia banking corporation

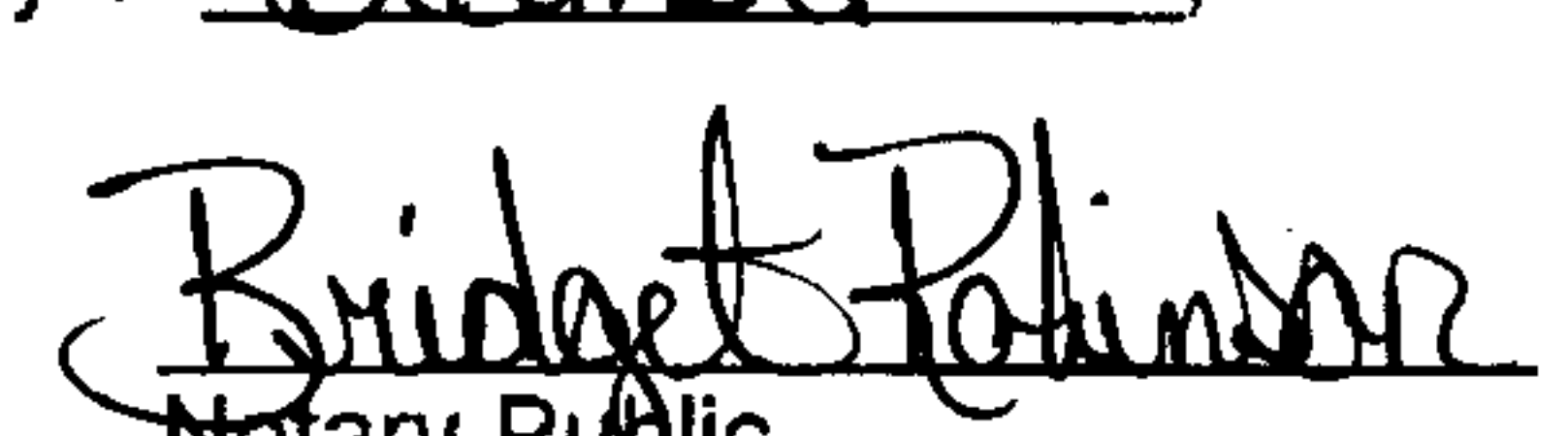

By Jack G. Allen
Its: Market President
First Bank of Jasper

STATE OF ALABAMA

COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Jack G. Allen as Market President for Synovus, a(n) Banking Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he/she as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 18 day of December, 2012.


Notary Public

My Commission Expires:

1/27, 2014.

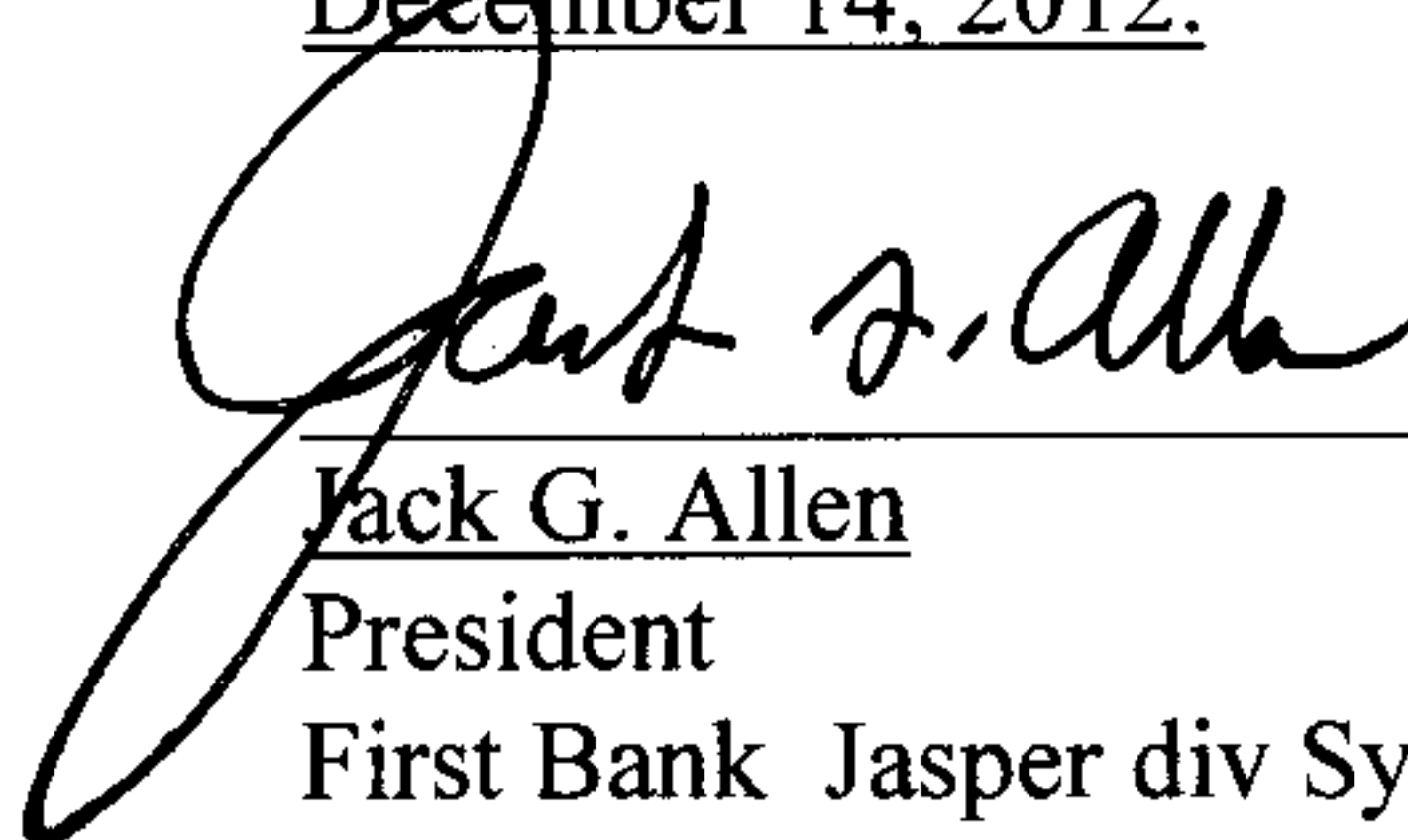
STATE OF ALABAMA
COUNTY OF WALKER


20130114000019210 2/3 \$568.00
Shelby Cnty Judge of Probate, AL
01/14/2013 03:21:45 PM FILED/CERT

FULL SATISFACTION OF RECORDED LIEN

Know all men by these presents that, the undersigned Jack G. Allen, President, First Bank Jasper div Synovus Bank acknowledges full payment of the indebtedness secured by that certain real property mortgage executed by Lynne Shores Killion, a married woman and Chris Killion, a married man, which said mortgage was recorded March 18, 2011, in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20110325000094840 and the undersigned does further hereby release and satisfy said mortgage.

In witness whereof, the undersigned officer, Jack G. Allen, has caused these presents to be executed this December 14, 2012.



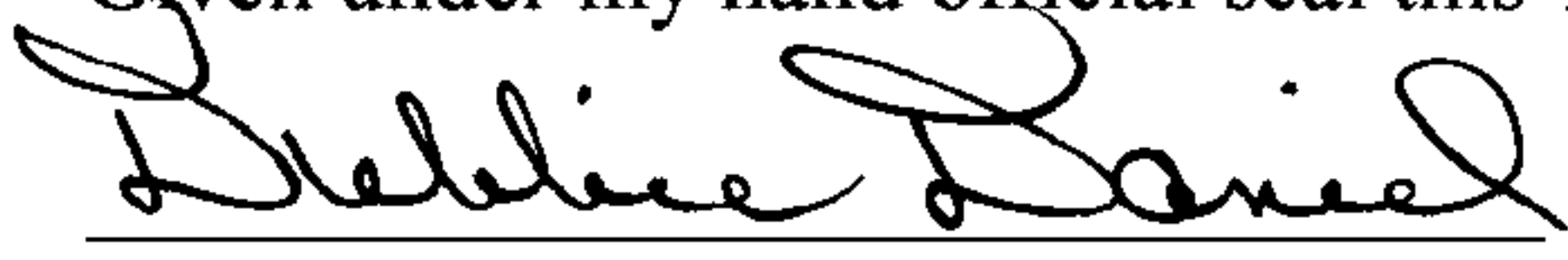
Jack G. Allen
President
First Bank Jasper div Synovus Bank

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF WALKER

I, Debbie Daniel, a Notary Public, in and for said county and state, hereby certify that Jack G. Allen, whose name as President of First Bank Jasper div Synovus Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he, such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand official seal this 14th day of December, 2012.



Notary Public

My Commission expires 3/14/16

Prepared by:
Leigh Ann Rotter
First Bank Jasper div Synovus Bank
P.O. Box 31
Jasper, Alabama 35502

Real Estate Sales Validation Form

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

Grantor's Name Synovus Bank
Mailing Address PO Box 31
Jasper AL 35502

Grantee's Name Tim Sexton
Mailing Address 5 Cherry Hills
Shoal Creek AL
35242

Property Address 5 Cherry Hills
Shoal Creek AL
35242

Date of Sale 12-18-12
Total Purchase Price \$ 550,000

or
Actual Value \$

or
Assessor's Market Value \$ 
20130114000019210 3/3 \$568.00
Shelby Cnty Judge of Probate, AL
01/14/2013 03:21:45 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).

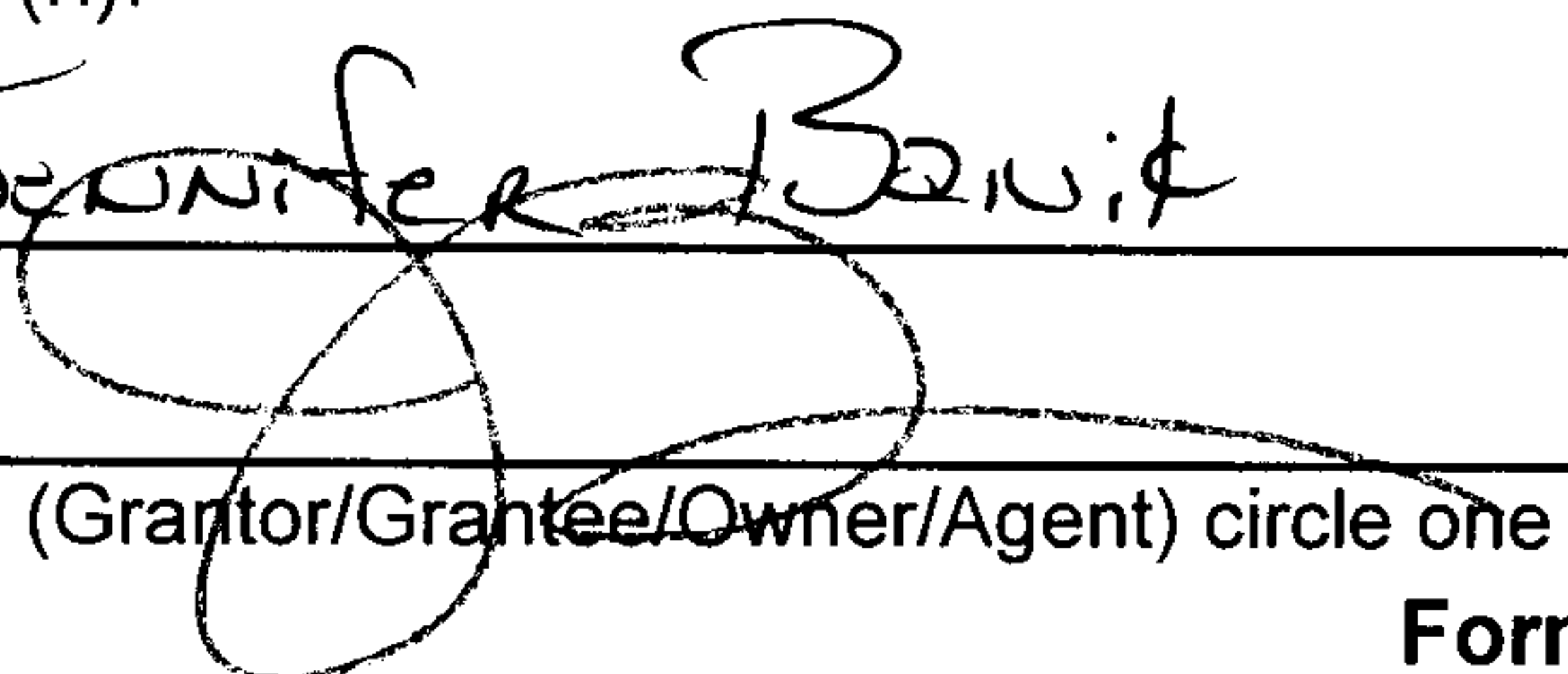
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/18/12

Print

Jennifer Benit

Sign


(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1