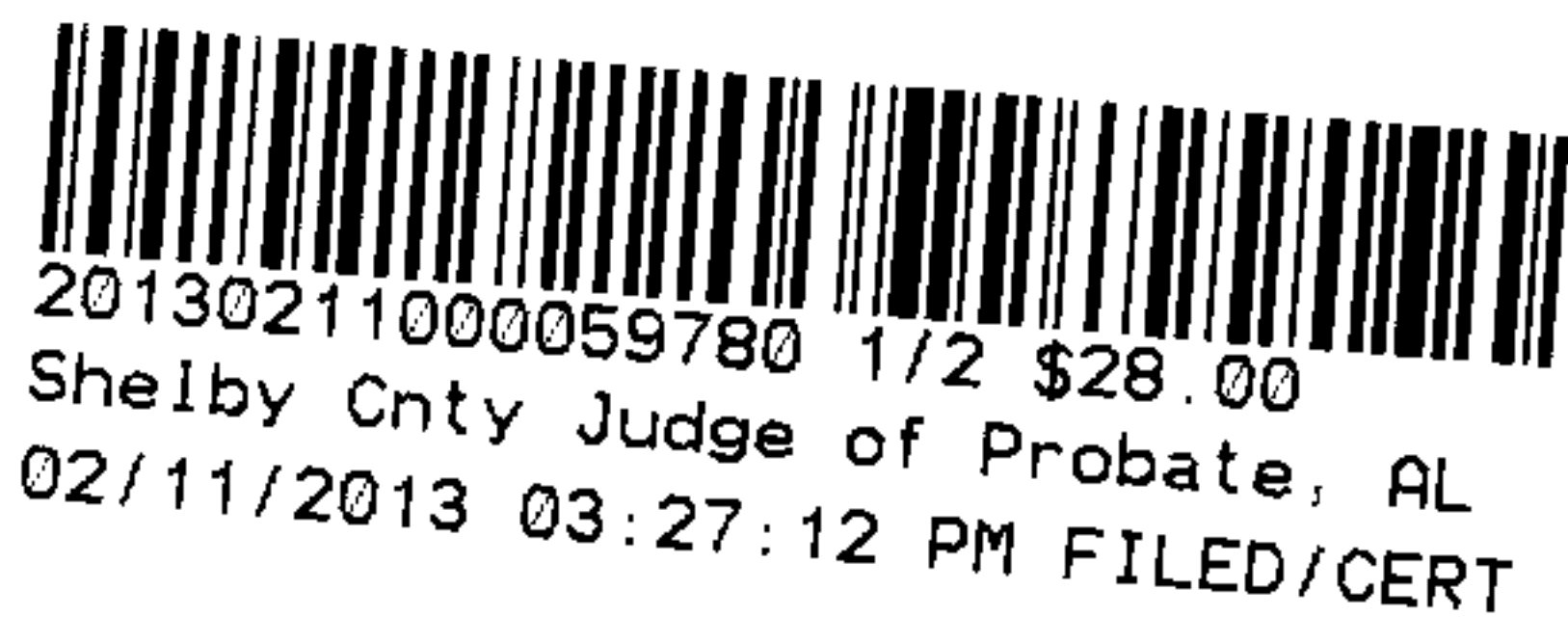


This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Jeffrey R. Jenkins and Brittany A. Jenkins
5010 Cahaba Valley Trace
Birmingham, AL 35242

WARRANTY DEED



STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thirty Thousand And No/100 Dollars (\$430,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, R. Dale Peterson and M. Kathy Peterson, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey R. Jenkins and Brittany A. Jenkins (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A Parcel of Land situated in the SW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West; thence N 00° 00' 00" E, along the West line of said 1/4 - 1/4 section, a distance of 351.93'; thence S 81° 29' 53" E a distance of 893.98' to the POINT OF BEGINNING; thence S 81° 29' 53" E a distance of 171.74'; thence S 00° 00' 00" E a distance of 726.74' to the Northwestern right of way of Shelby County Highway 14; thence S 60° 33' 09" W along said right of way, a distance of 35.50'; thence N 13° 29' 00" W a distance of 26.78'; thence N 04° 47' 27" W a distance of 49.55'; thence N 01° 25' 30" E a distance of 124.37'; thence N 02° 36' 28" W a distance of 43.51'; thence N 15° 13' 31" W a distance of 73.64'; thence N 49° 34' 17" W a distance of 62.32'; thence N 85° 30' 02" W a distance of 163.07'; thence N 46° 52' 39" W a distance of 196.61'; thence N 42° 15' 03" E a distance of 361.68' to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Four Hundred Seventeen Thousand And No/100 Dollars (\$417,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 31, 2013.

R. Dale Peterson

M. Kathy Peterson

Shelby County, AL 02/11/2013
State of Alabama
Deed Tax: \$13.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Dale Peterson and M. Kathy Peterson, who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 31st day of January, 2013 .

Notary Public

Commission Expires:

JOHN MARWELL HENSON
Notary Public - Alabama State At Large
My Commission Expires Nov. 21, 2015

Real Estate Sales Validation Form

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

Grantor's Name R. Dale Peterson and M. Kathy Peterson

Grantee's Name Jeffrey R. Jenkins and Brittany A. Jenkins

Mailing Address 5010 Cahaba Valley Trace
Birmingham, AL 35242Mailing Address 5010 Cahaba Valley Trace
Birmingham, AL 35242Property Address 5010 Cahaba Valley Trace
Birmingham, AL 35242

Date of Sale January 31, 2013

Total Purchase Price \$430,000.00

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☐ Appraisal☐ Sales Contract

Other: _____

☒ Closing StatementIf 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 - R. Dale Peterson and M. Kathy Peterson, 5010 Cahaba Valley Trace,
Birmingham, AL 35242.Grantee's name and mailing address - Jeffrey R. Jenkins and Brittany A. Jenkins, 5010 Cahaba Valley Trace,
Birmingham, AL 35242.

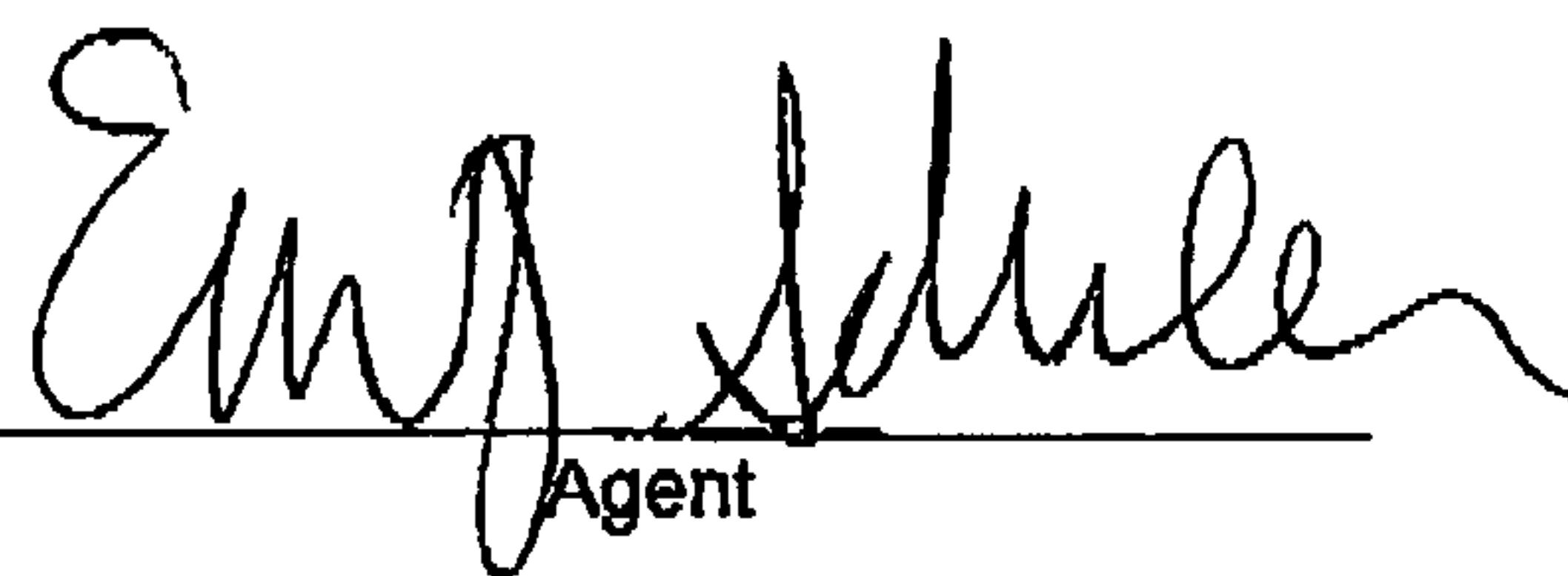
Property address - 5010 Cahaba Valley Trace, Birmingham, AL 35242

Date of Sale - January 31, 2013.

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 with 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: January 31, 2013

Sign


Agent20130211000059780 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
02/11/2013 03:27:12 PM FILED/CERT