

Send tax notice to:

John T. Harkins

JoAnn R. Harkins

116 Lake Chelsea Drive

Chelsea, AL 35043

NTC1300023

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #350

Birmingham, Alabama 35243

Shelby County, AL 02/13/2013
State of Alabama
Deed Tax: \$255.00

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00) in hand paid to the undersigned, Joseph A. Leftwich and Peggy C. Leftwich, Husband and Wife, (hereinafter referred to as "Grantors"), by John T. & JoAnn R. Harkins, Trustees or their successors in trust, under the Harkins Living Trust dated September 7, 1999 and any amendments thereto (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9-7, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

CERTIFICATE OF TRUST FOR JOHN T. AND JOANN R. HARKINS, TRUSTEES
OR THEIR SUCCESSORS IN TRUST, UNDER THE HARKINS LIVING TRUST
DATED SEPTEMBER 7, 1999 AND ANY AMENDMENTS THERETO, HAVING
BEEN RECORDED IN INST. NO. 20121109000433160 IN THE OFFICE OF THE
JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

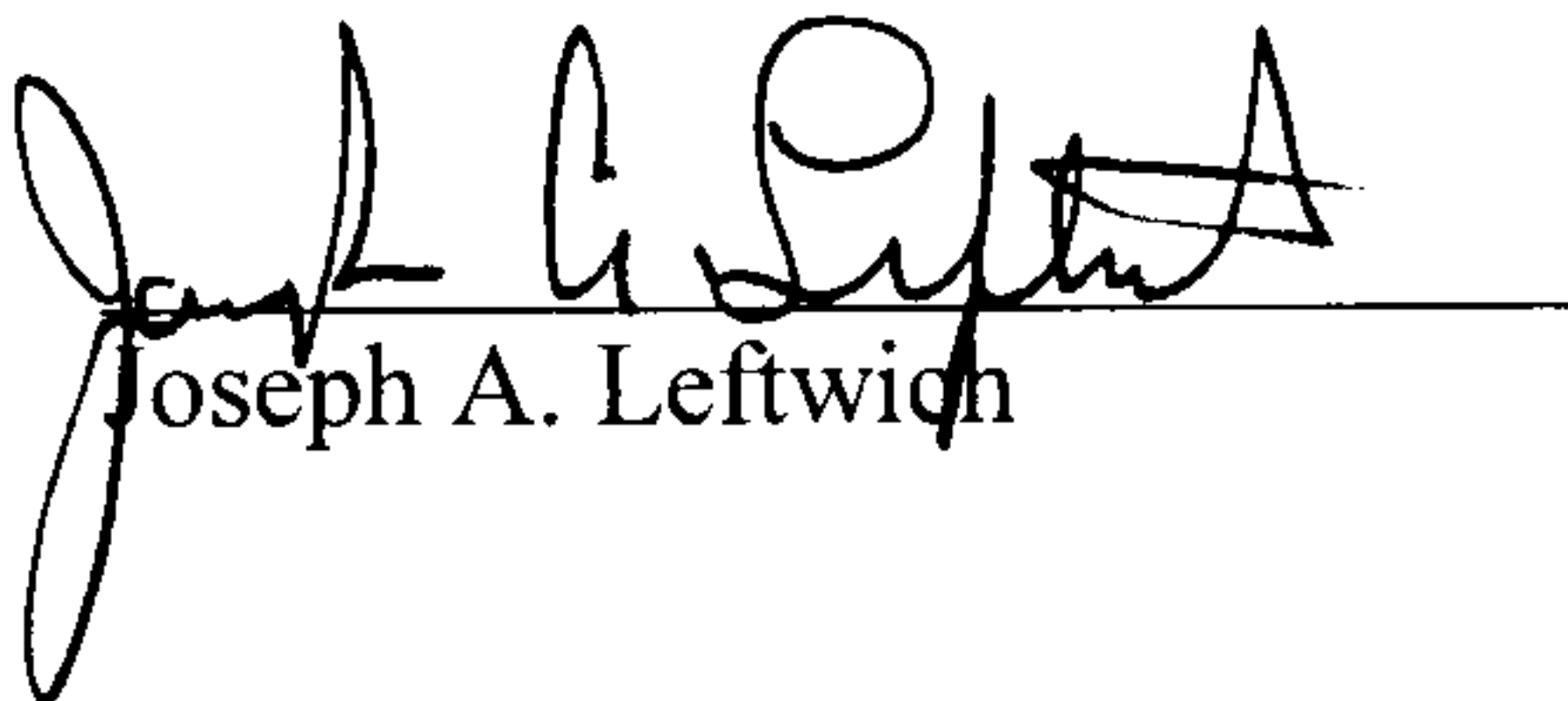


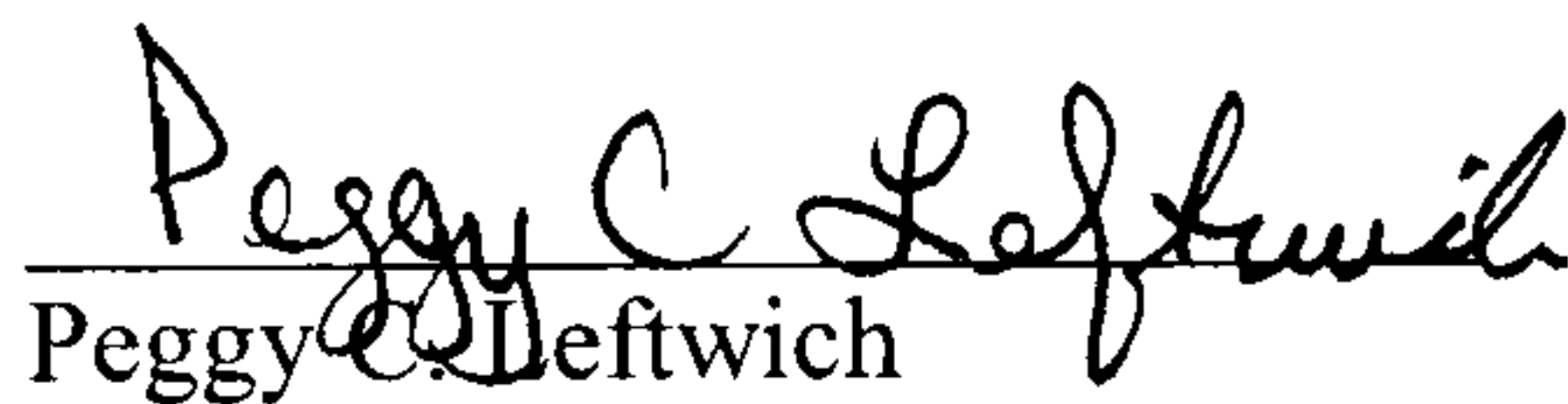
20130213000063230 1/3 \$273.00
Shelby Cnty Judge of Probate, AL
02/13/2013 12:45:38 PM FILED/CERT

TO HAVE AND TO HOLD to Grantee, its, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 8th day of February, 2013.


Joseph A. Leftwich

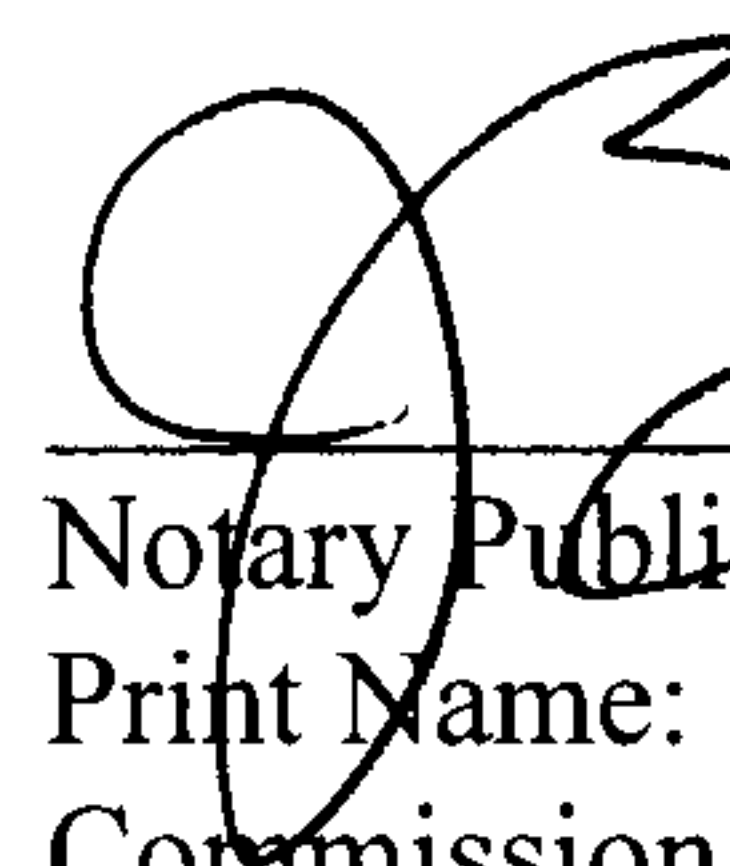
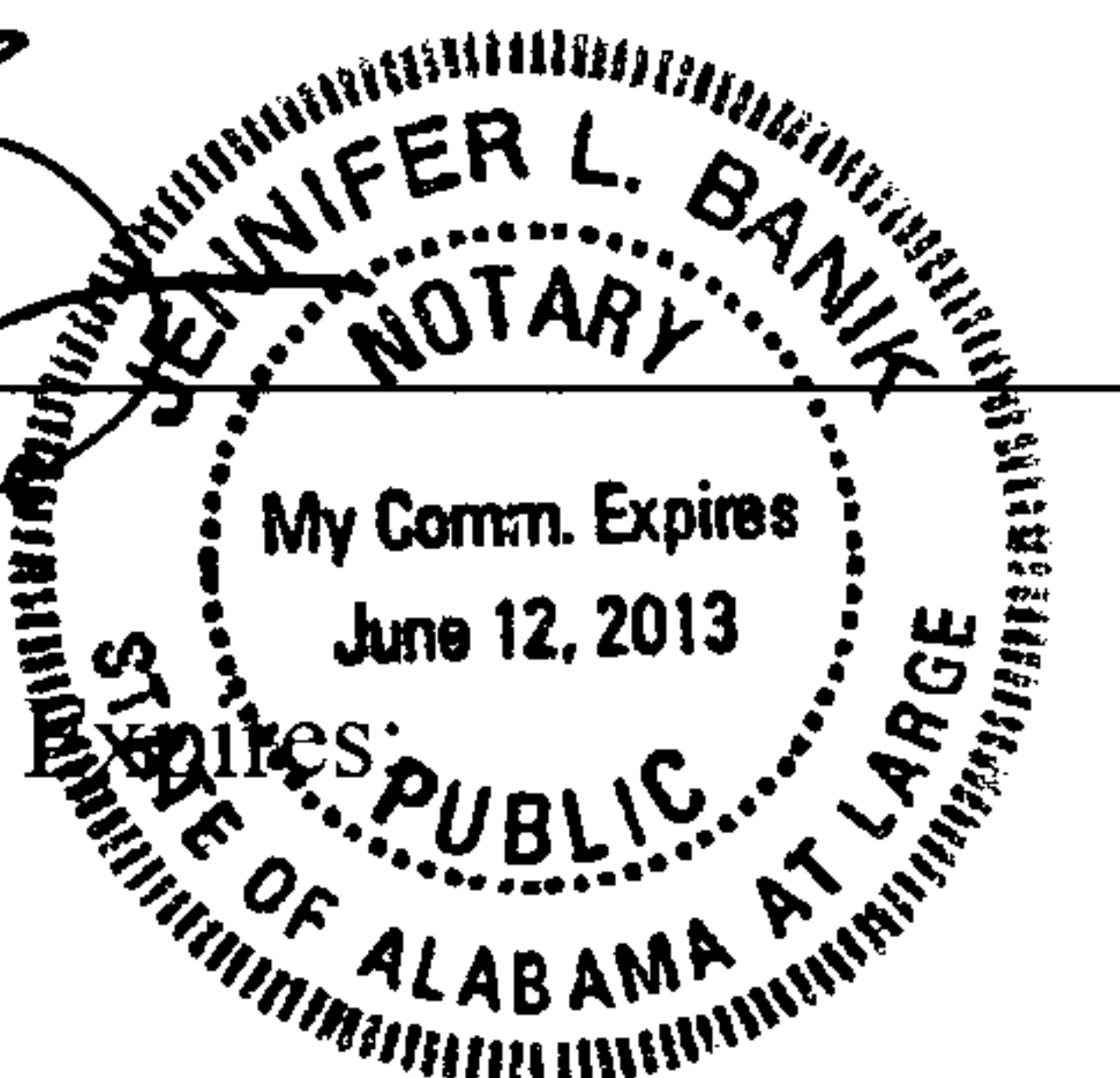

Peggy C. Leftwich

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Leftwich and Peggy C. Leftwich, Husband and Wife, 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 8th day of February, 2013.


20130213000063230 2/3 \$273.00
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Notary Public
Print Name: _____
Commission Expires: _____




20130213000063230 3/3 \$273.00
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Real Estate Sales Validation Form

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

Grantor's Name Joseph Lettwich
Mailing Address 139 Ashton Circle
Sylacauga AL 35150

Grantee's Name John T. Harkins
Mailing Address 116 Lake Chelsea Dr
Chelsea AL 35043

Property Address 116 Lake Chelsea Dr
Chelsea AL
35043

Date of Sale 2-8-13

Total Purchase Price \$ 255,000

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

☐ Appraisal

☒ 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 2-8-13

Print

Jennifer Banik

Unattested

Sign

(verified by)

Grantor's name and mailing address