

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Frank Stitt  
905 Conroy Road  
Birmingham, AL 35222

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Hundred Fifty Thousand dollars and Zero cents (\$550,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert E. Barr, Jr. and wife, Cindy Barr (herein referred to as grantors) do grant, bargain, sell and convey unto Frank Stitt and Pardis Stitt (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

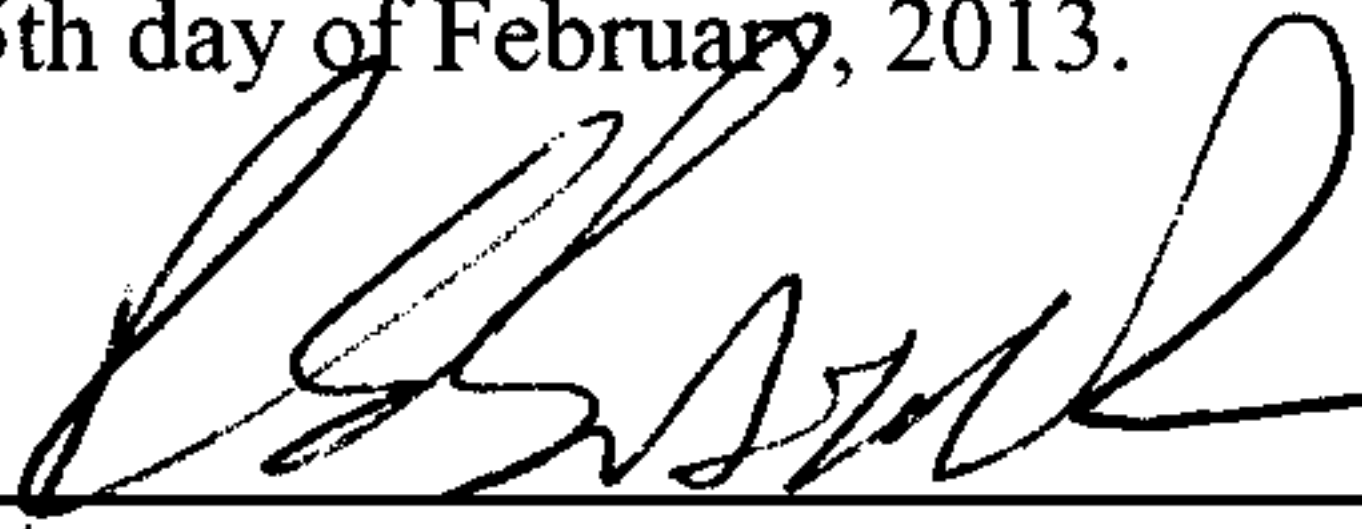
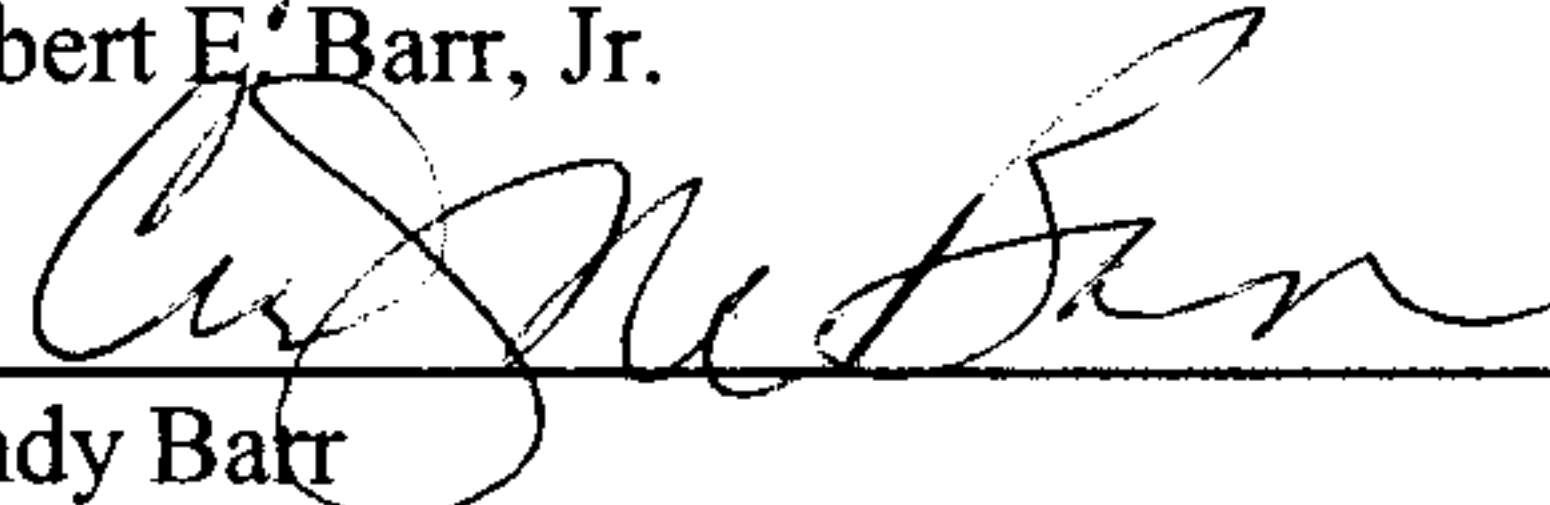
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of February, 2013.

_____ (Seal)	 _____ (Seal)
_____ (Seal)	 _____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALBAMA

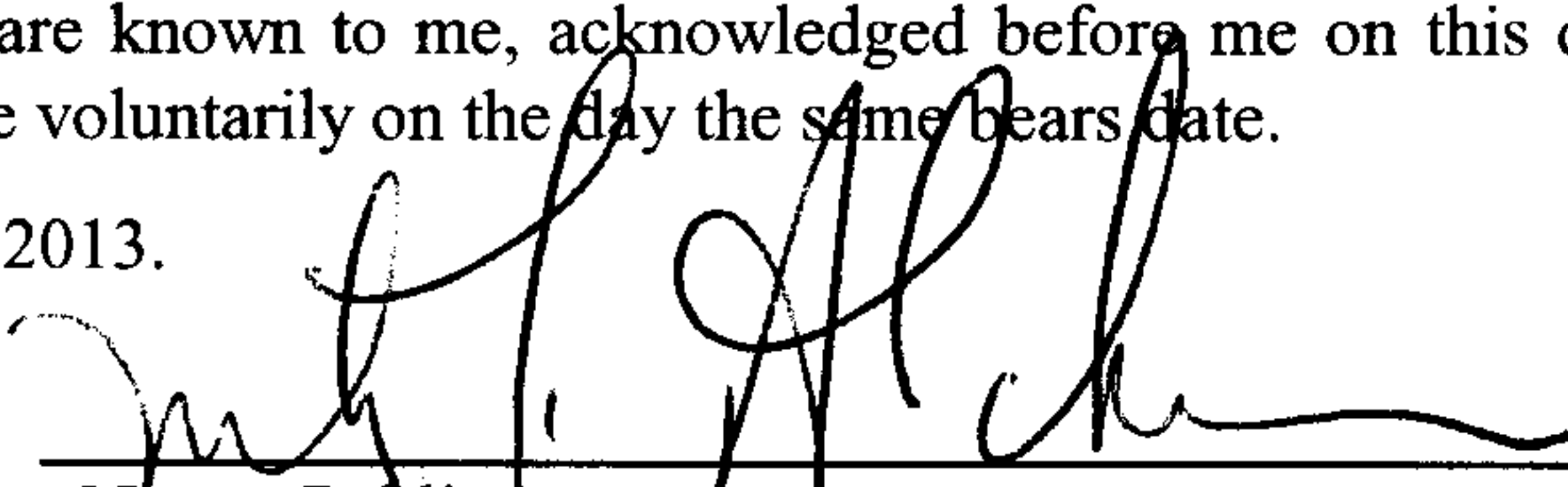
} General Acknowledgment


COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Barr, Jr. and Cindy Barr whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day February, 2013.

My Commission Expires: 10-4-16

 \_\_\_\_\_  
Notary Public

  
20130218000067650 1/3 \$568.00  
Shelby Cnty Judge of Probate, AL  
02/18/2013 10:41:44 AM FILED/CERT

Shelby County, AL 02/18/2013  
State of Alabama  
Deed Tax:\$550.00

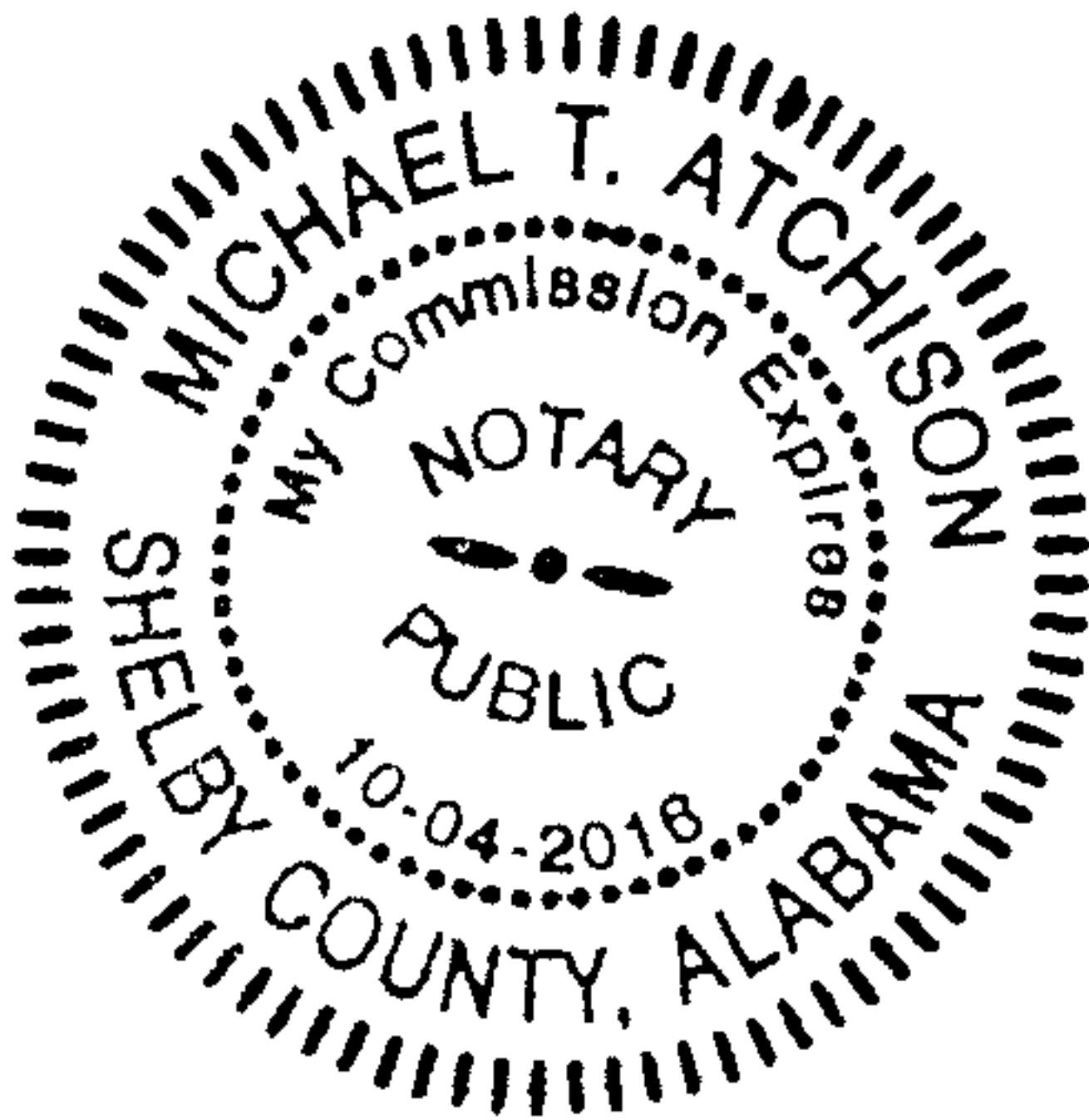
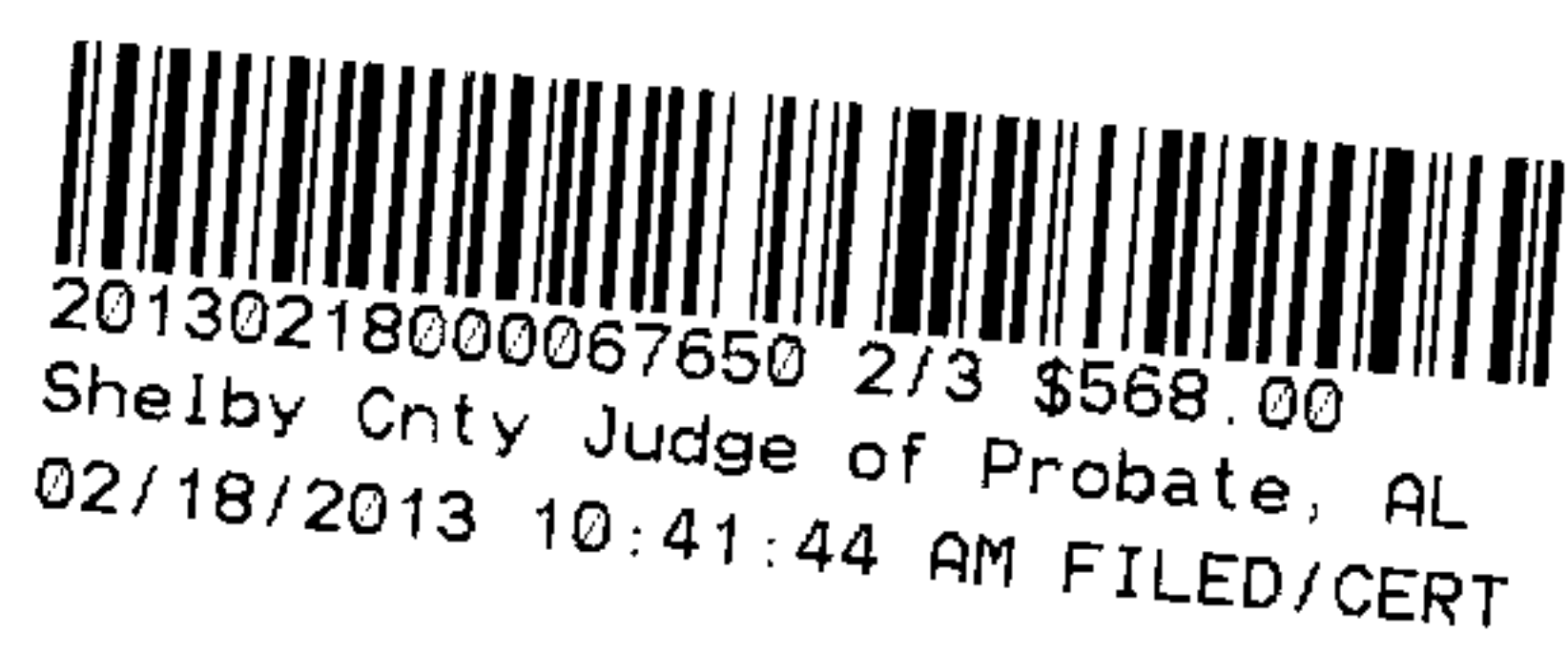




EXHIBIT A

From a 2” pipe at the NW corner of Section 17, Township 20 South, Range 2 East, run thence South along the accepted West boundary of said Section 17, a distance of 1172.73 feet to a ½” rebar that is 167.53 feet North of the accepted SW corner of the NW ¼, NE ¼ of said Section 17; thence turn 91 degrees 54 minutes 00 seconds left and run 1178.07 feet to a ½” rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 156.00 feet to a ½” rebar on the southwesterly boundary of Dead Hollow Road South (60’ ROW); thence turn 34 degrees 02 minutes 29 seconds right and run 103.99 feet along said road boundary and the following courses; 08 degrees 16 minutes 46 seconds left for 106.88 feet; 08 degrees 16 minutes 39 seconds left for 132.88 feet; 08 degrees 23 minutes 18 seconds right for 42.58 feet; 14 degrees 23 minutes 02 seconds right for 42.37 feet; 14 degrees 57 minutes 34 seconds right for 50.28 feet; 06 degrees 42 minutes 56 seconds right for 149.10 feet; 02 degrees 41 minutes 04 seconds left for 128.02 feet; thence turn 01 degree 46 minutes 50 seconds left and run 223.05 feet along said road boundary to a ½” rebar in the center of an asphalt drive; thence turn 95 degrees 40 minutes 53 seconds right and run 148.06 feet along said drive centerline to a ½” rebar; thence turn 05 degrees 21 minutes 11 seconds left and run 96.02 feet along said drive centerline to a ½” rebar; thence turn 08 degrees 56 minutes 39 seconds left and run 110.20 feet along said drive centerline to a ½” rebar; thence turn 19 degrees 31 minutes 39 seconds right and run 38.86 feet along said drive centerline to a ½” rebar; thence turn 20 degrees 44 minutes 16 seconds right and run 81.82 feet along said drive centerline to a ½” rebar; thence turn 25 degrees 31 minutes 03 seconds left and run 233.56 feet to a ½” rebar; thence turn 23 degrees 17 minutes 29 seconds right and run 83.60 feet to a ½” rebar; thence turn 18 degrees 17 minutes 45 seconds right and run 102.63 feet to a ½” rebar; thence turn 19 degrees 52 minutes 37 seconds right and run 98.79 feet to a ½” rebar; thence turn 40 degrees 16 minutes 12 seconds right and run 74.56 feet to a ½” rebar; thence turn 07 degrees 31 minutes 45 seconds right and run 139.13 feet to a ½” rebar; thence turn 14 degrees 30 minutes 10 seconds right and run 146.72 feet to a ½” rebar; thence turn 14 degrees 34 minutes 14 seconds left and run 178.60 feet to a ½” rebar; thence turn 12 degrees 00 minutes 27 seconds right and run 90.45 feet to a ½” rebar; thence turn 19 degrees 59 minutes 36 seconds right and run 249.58 feet to a ½” rebar; thence turn 32 degrees 45 minutes 01 second left and run 43.20 feet to the point of beginning of herein described parcel of land. Situated in the NW ¼ of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name ROBERT BARR Grantee's Name Frank Stitt  
Mailing Address 5600 CANADA VALLEY RD Mailing Address 905 CONROY RD  
BIRMINGHAM AL BIRMINGHAM AL  
35242 35222  
Property Address 829 DEAD HOLLOW RD Date of Sale 2-15-13  
Harpersville AL Total Purchase Price \$ 550,000.00  
35078 Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_\_  
Unattested  
(verified by)

Print ROBERT E. BARR JR.  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

