

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
WAYNE DUTT
BILLYE B. DUTT

WARRANTY DEED

**DESCRIPTION PROVIDED BY GRANTOR.
NO TITLE EXAM PERFORMED BY PREPARER.**

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 02/20/2013
State of Alabama
Deed Tax: \$286.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES E. BRASWELL and wife AMY T. BRASWELL, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto, WAYNE E. DUTT and BILLYE B. DUTT (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

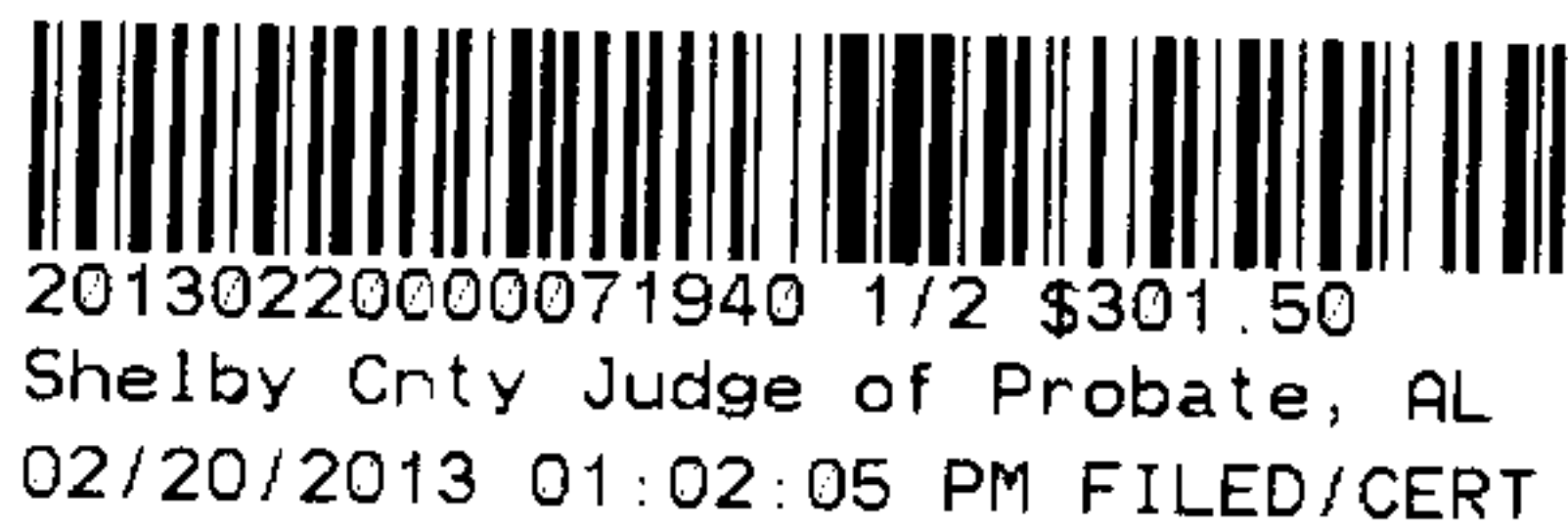
LOT 6, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

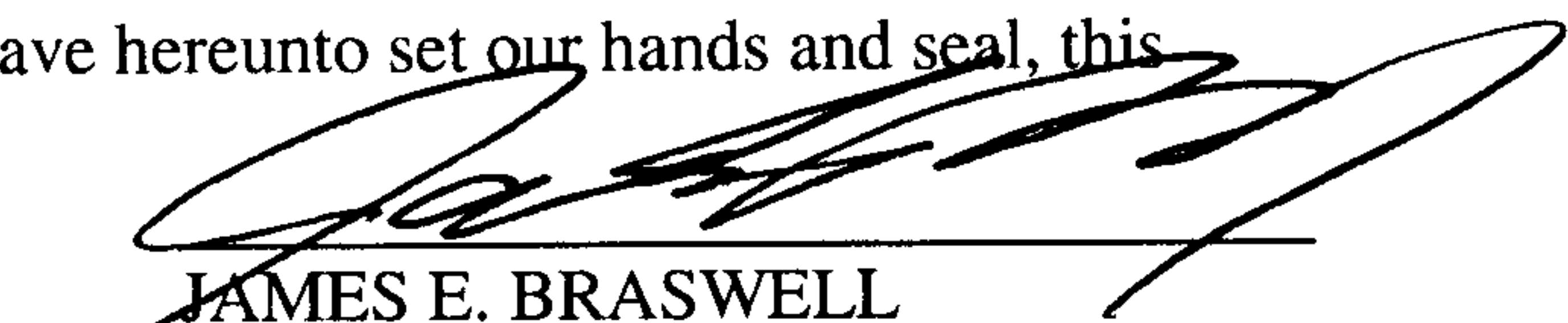
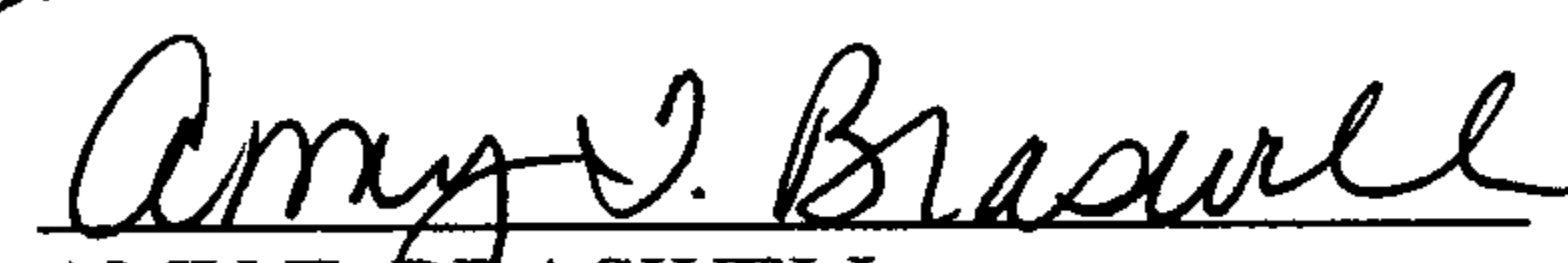
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever.

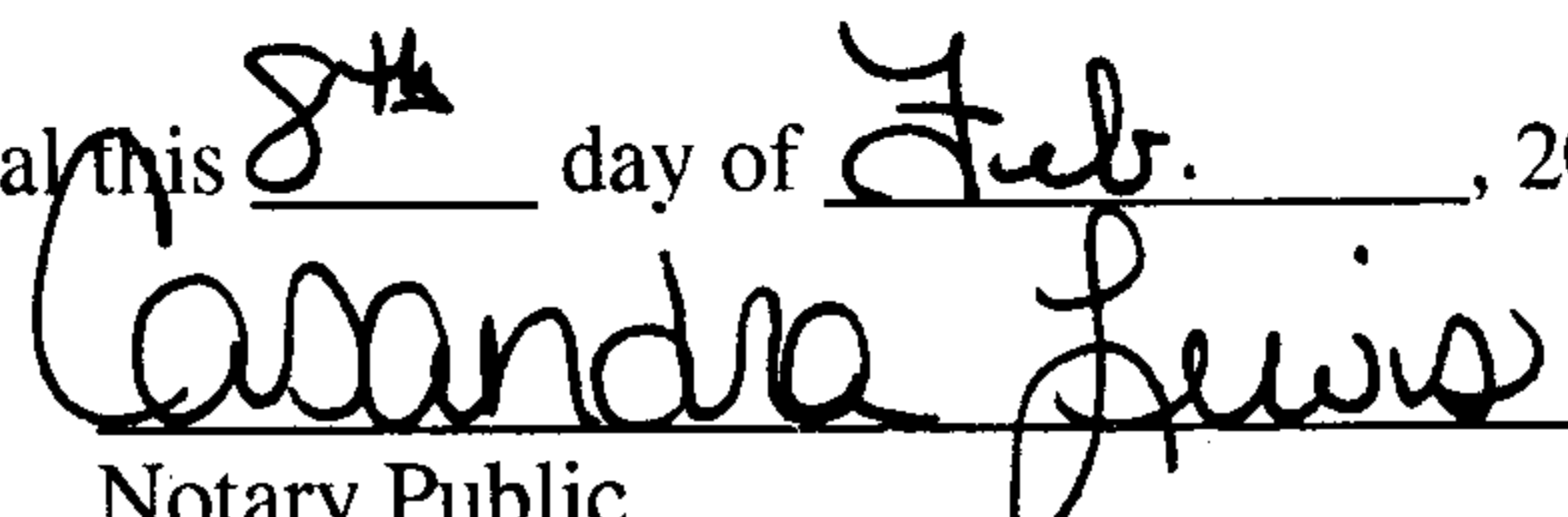
8th day of Feb., 2013. IN WITNESS WHEREOF, we have hereunto set our hands and seal, this




JAMES E. BRASWELL

AMY T. BRASWELL

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES E. BRASWELL and AMY T. BRASWELL, 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 8th day of Feb., 2013.

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name JAMES AND AMY BRASWELL
Mailing Address 350 POND VIEW LANE
MANAKIN SABOT, VA 23103

Grantee's Name WAYNE DUTT
Mailing Address: BILLYE B. DUTT

Property Address LOT 6
COBBLESTONE SQUARE
SHELBY COUNTY, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 286,500.



20130220000071940 2/2 \$301.50
Shelby Cnty Judge of Probate, AL
02/20/2013 01:02:05 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 Appraisal Sales Contract Closing Statement
 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

Grantors 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 2/20/13
 Unattested

Print _____
Sign [Signature]
(verified by)

Print _____
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1