

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Warren R. Hill and Curtrice Roby Hill
433 Bent Creek Trace
Chelsea, AL 35043

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this February 21, 2013, That for and in consideration of **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$249,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **RAYMOND E. CHANDLER and LANICE F. CHANDLER**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **WARREN R. HILL and CURTRICE ROBY HILL**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 30, according to the Survey of Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 23.
7. Grant of Land Easement and restrictive covenants to Alabama Power Company recorded in Instrument 20051031000564180; Instrument 2006063000315120 and Instrument 20061212000600960, in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth Telecommunications, as recorded in Instrument 20051212000641700, in the Probate Office of Shelby County, Alabama.
9. Non-exclusive Easement for ingress and egress and public utilities to the City of Pelham recorded in Instrument 2005061000263330 in the Probate Office of Shelby County, Alabama.
10. Right of way granted to Alabama Power Company by Instrument recorded in Deed Book 126, Page 55, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/25/2013
State of Alabama
Deed Tax: \$5.00

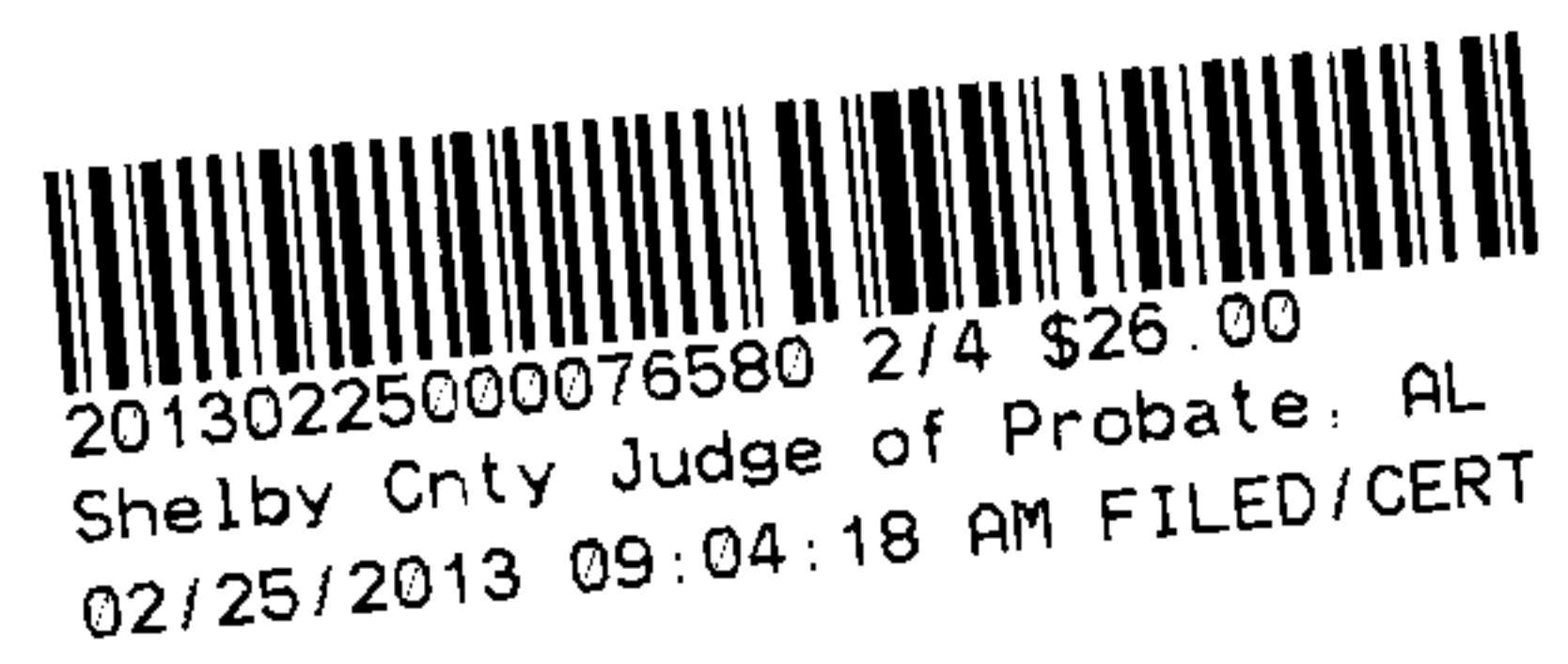


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Shelby Cnty Judge of Probate, AL
02/25/2013 09:04:18 AM FILED/CERT

11. Memorandum and affidavit regarding oil and gas lease to Anschultz Corporation recorded in Misc. Book 45, Page 303, in the Probate Office of Shelby County, Alabama.
12. Memorandum and affidavit regarding oil and gas lease to Atlantic Richfield Co., recorded in Deed Book 324, Page 391, in the Probate Office of Shelby County, Alabama.
13. Mineral and mining rights and rights incident thereto recorded in Instrument 1994-29305; Deed Book 154, Page 455; Deed Book 171, Page 515 and Deed Book 244, Page 587, in the Probate Office of Shelby County, Alabama.
14. Mineral and mining rights and rights incident thereto recorded in Deed Book 171, Page 515 and Deed Book 244, Page 587, in the Probate Office of Shelby County, Alabama.
15. Right of way for railroad, recorded in Deed Book "T", Page 655, in the Probate Office of Shelby County, Alabama.
16. Less and except that right of way of Pickle Drive over and across said described property.
17. Restrictions appearing of recorded in Instrument 20071004000464630, re-recorded in Instrument 20080222000072590 and Instrument 20060316000123610, in the Probate Office of Shelby County, Alabama.
18. Terms and conditions as set forth in that certain Purchaser and Sale Agreement dated 4/5/2004 and reinstatement and extension agreement dated 10/26/2004 and addendum to the purchase and sale agreement and reinstatement and extension agreement dated 1/4/2005, by and between Double Mount, LLC and Gary L. Thompson recorded in as set out in Instrument 2005020400058340, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 21, 2013.

GRANTORS:


Raymond E. Chandler


Lanice F. Chandler

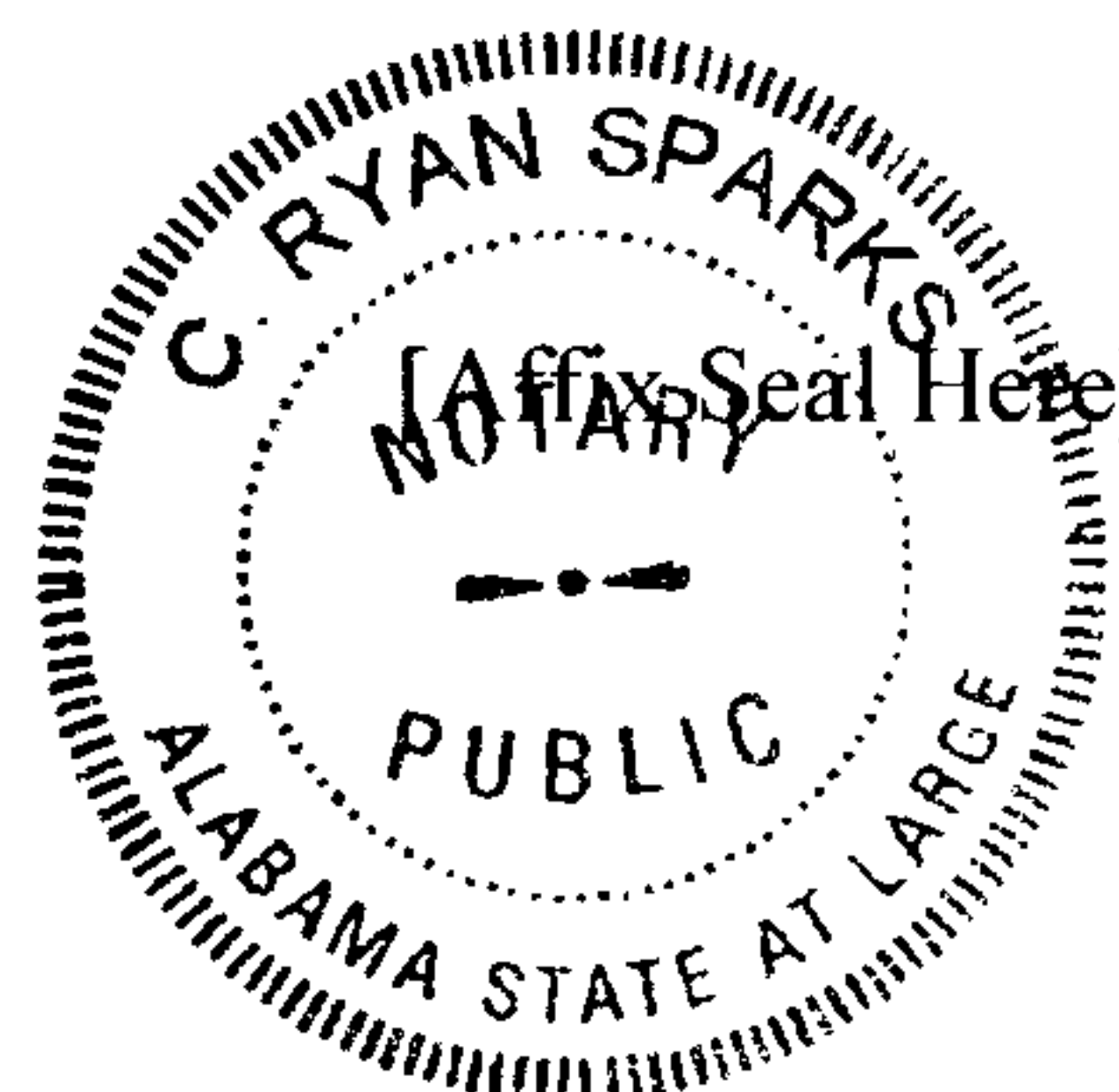
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Raymond E. Chandler and Lanice F. Chandler, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Raymond E. Chandler and Lanice F. Chandler each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 21, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



20130225000076580 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
02/25/2013 09:04:18 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Raymond E Chandler
Mailing Address Lanice F Chandler
433 Bent Creek Trce
Chelse, AL 35043

Grantee's Name Warren R Hill
Mailing Address Curtrice Roby Hill
433 Bent Creek Trce
Chelse, AL 35043

Property Address 433 Bent Creek Trce
Chelse, AL 35043

Date of Sale 2/22/13
Total Purchase Price \$ 249,900

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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Shelby Cnty Judge of Probate, AL
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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 _____

Print C Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1