

This instrument was prepared by:
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Columbiana, AL 35051

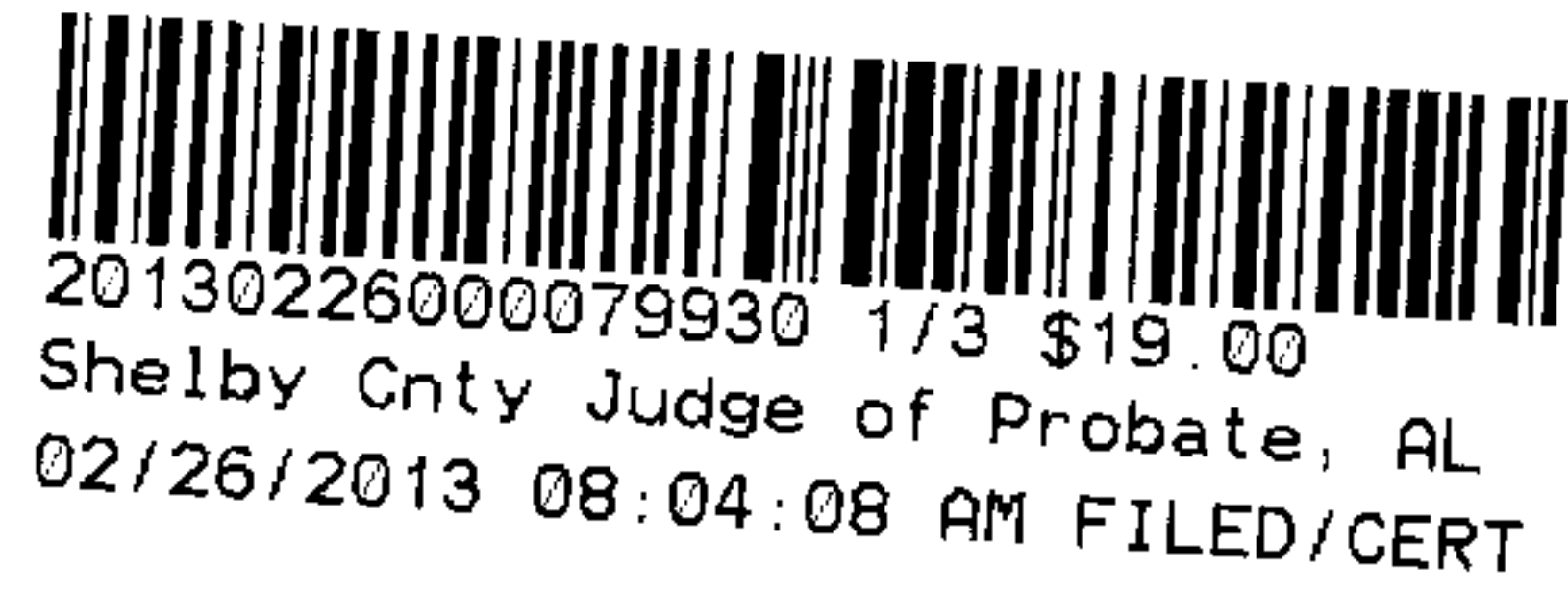
Send Tax Notice To: Jason B. Duckworth
2688 Hwy. 25
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY



That in consideration of Eighty Four Thousand Five Hundred dollars and Zero cents (\$84,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W and J Enterprise LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Jason B. Duckworth and Kelly K. Duckworth (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.

\$86,224.00of 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, I have hereunto set my hand and seal, this 22nd day of February, 2013.

W and J Enterprise LLC (Seal)
W and J Enterprise LLC
Lee R. Wiggins, Member
By Lee R. Wiggins (Seal)
(Seal)

W and J Enterprise LLC (Seal)
W and J Enterprise LLC
Timothy A. Jones, Member
By Timothy A. Jones (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee R. Wiggins and Timothy A. Jones, as Members of W and J Enterprise LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public

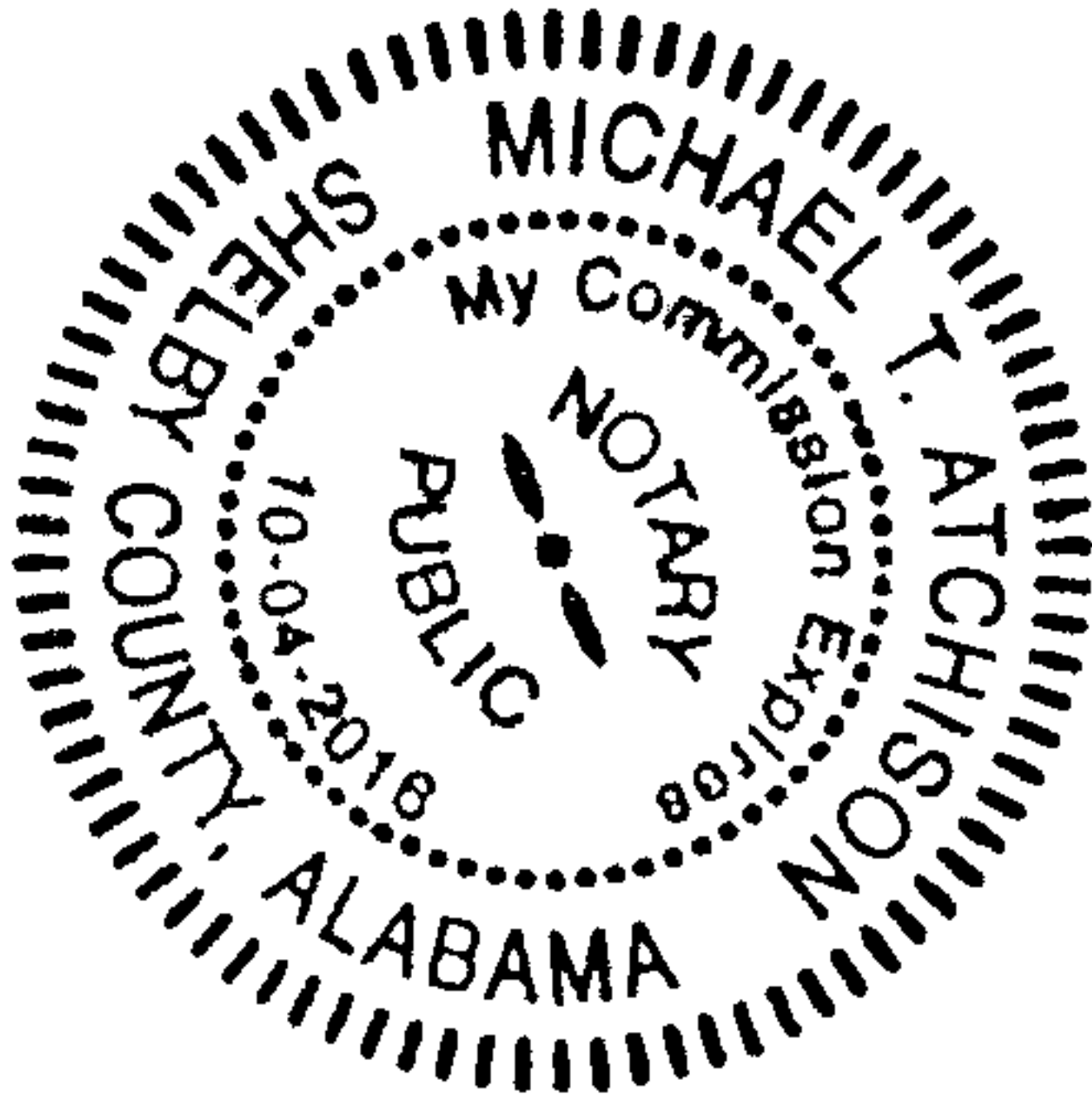


EXHIBIT A

A parcel of land lying in the West Half of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a capped rebar found at the intersection of the Southeasterly right of way line of Montevallo-Wilton Highway and the South line of the Northwest Quarter of said Section 9; thence North 38 degrees 45 minutes 51 seconds East along said Southeasterly right of way line a distance of 178.92 feet to a 1/2-inch rebar and the point of beginning; thence continue North 38 degrees 45 minutes 51 seconds East along said Southeasterly right of way line a distance of 100.00 feet to an iron pin found; thence South 49 degrees 33 minutes 18 seconds East a distance of 191.00 feet to a 1/2-inch rebar set; thence South 38 degrees 45 minutes 51 seconds West a distance of 100.0 feet to a 1/2-inch rebar set; thence North 49 degrees 33 minutes 18 seconds West a distance of 191.00 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 4, 2004.

Also, a parcel of land lying in the West Half of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a capped rebar found at the intersection of the Southeasterly right of way line of Montevallo-Wilton Highway and the South line of the Northwest Quarter of said Section 9; thence North 38 degrees 45 minutes 51 seconds East a distance of 178.92 feet to a 1/2-inch rebar set; thence South 49 degrees 33 minutes 18 seconds East a distance of 191.00 feet to a 1/2-inch rebar set; thence South 38 degrees 45 minutes 51 seconds West a distance of 20.01 feet to a 1/2-inch rebar set of said South line; thence South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a 1/2-inch rebar set; thence North 90 degrees 00 minutes 00 seconds West parallel to said South line a distance of 244.85 feet to a 1/2-inch rebar set; thence North 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 4, 2004.



20130226000079930 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/26/2013 08:04:08 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 W & J Enterprises LLC Grantee's Name X Jason B. Duckworth
Mailing Address P.O. Box 160 Mailing Address 2688 Hwy 25
Westover, AL 35185 Montevallo, AL 35115

Property Address 2688 Hwy 25 Date of Sale 2-22-13
Montevallo AL Total Purchase Price \$ 84,500.00
35115 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 2-22-13

☐ Unattested _____
(verified by)

Print X Jason B. Duckworth
Sign X Jason B. Duckworth
(Grantor/Grantee/Owner/Agent) circle one



20130226000079930 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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