


WARRANTY DEED

Joint tenants with right of survivorship


20130226000080380 1/3 \$91.00
Shelby Cnty Judge of Probate, AL
02/26/2013 09:54:51 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Three Thousand and no/100's Dollars (\$73,000.00)** to the undersigned grantor,

Sarah Newell, a married woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Michael D. Wright and Stephanie B. Wright

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of The Amended Map of Twelve Oaks, as recorded in Map Book 15, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest.**
- 2.(a) Rights or claims of parties in possession not shown by the public records.**
- (b) Easements, or claims of easements, not shown by the public records.**
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- 3. Taxes for the year 2013 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. Agreement recorded in Real 276, Page 285.**
- 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 7. Restrictions appearing of record in Real 227, Page 505, Real 229, Page 9, Real 276, Page 272, Inst. No. 1993-4937, Inst. No. 1994-5771, Inst. No. 1966-39816 and Inst. No. 1995-23787.**

The above described property is not the homestead of the grantor or her spouse.

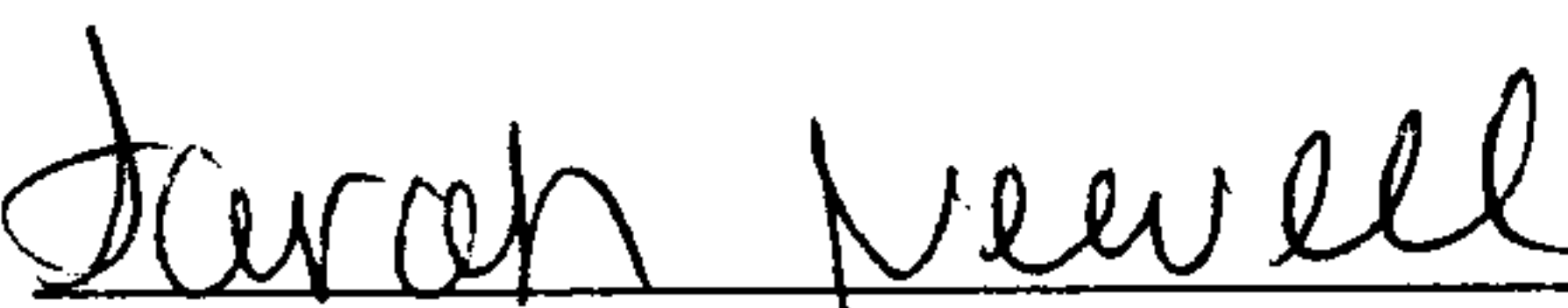
Shelby County, AL 02/26/2013
State of Alabama
Deed Tax:\$73.00

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 22nd day of February, 2013.

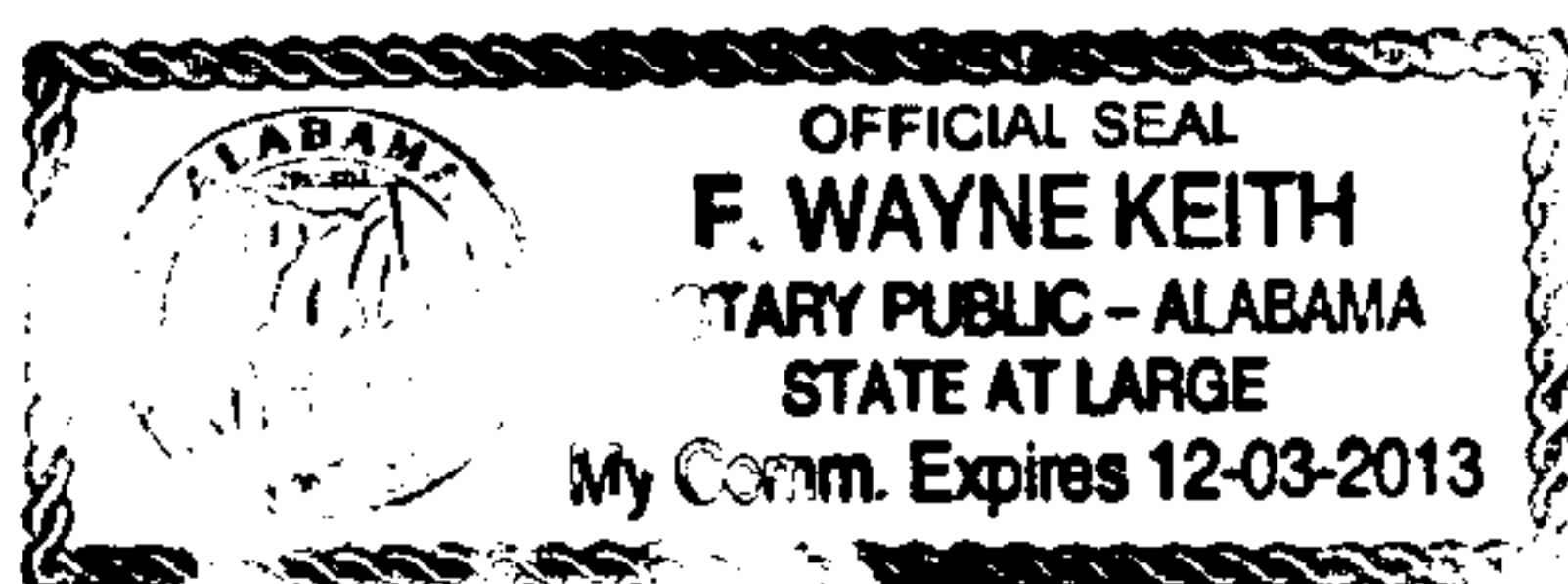
WITNESS:


Sarah Newell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Sarah Newell, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

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






Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Michael D. Wright
Stephanie B. Wright
809 Graham Drive
Leeds, Alabama 35094


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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: Sarah Newell

Grantees' Name: Michael D. Wright
Stephanie B. Wright

Mailing Address :1599 Arcade Terrace
Hueytown, AL 35023

Mailing Address: 809 Graham Way
Leeds, AL 35094

Property Address: Lot 1 Amended Map
of Twelve Oaks,
Shelby County, AL

Date of Transfer: February 22 , 2013
Total Purchase Price \$73,000.00

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
x Sales Contract
x 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

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: February 22, 2013

x Sign Sarah Newell
(verified by) Sarah Newell-grantor

x Sign Michael D. Wright
(verified by) Michael D. Wright-grantee

x Sign Stephanie B. Wright
(verified by) Stephanie B. Wright-grantee

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