

Send tax notice to:
FRANCIS ROBERT HONAKER, GWENDOLYN C. HONAKER and CHERYL H. BYARS
245 COURTSIDE DRIVE
BIRMINGHAM, AL 35242

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Forty-Five Thousand and 00/100 (\$245000.00)** and other valuable considerations to the undersigned GRANTOR (S), **CARRIE R. WESTPHAL and PAUL J. DONNELLY, WIFE AND HUSBAND**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **FRANCIS ROBERT HONAKER, GWENDOLYN C. HONAKER and CHERYL H. BYARS**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

UNIT 46, IN COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, WHICH IS RECORDED AS INSTRUMENT #20020521000241450 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INSTRUMENT #20020521000241460 IN SAID PROBATE OFFICE AND AS FURTHER AMENDED BY THE CORRECTIVE AMENDMENT RECORDED AS INSTRUMENT #20020521000241470 IN SAID PROBATE OFFICE AND AS REFLECTED IN THE PLAN OF COURTSIDE OF BROOK HIGHLAND PREPARED BY K.B. WEYGAND & ASSOCIATES, P.C. WHICH IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS INSTRUMENT #20020521000241450 AND WHICH IS ALSO SEPARATELY RECORDED IN MAP BOOK 28, PAGE 103 IN SAID PROBATE OFFICE.

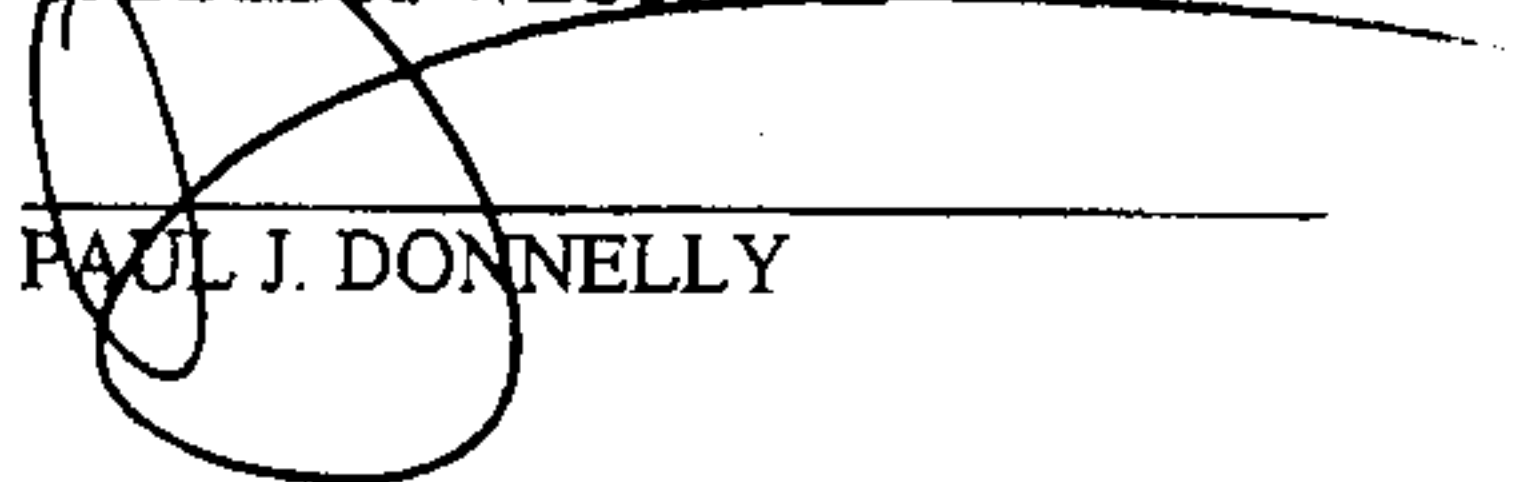
\$196,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

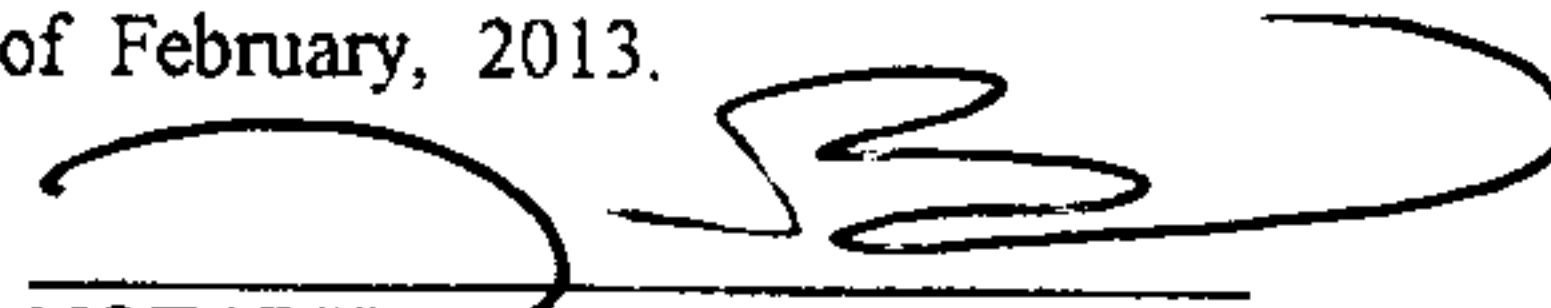
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 22nd day of February, 2013.


CARRIE R. WESTPHAL

PAUL J. DONNELLY

STATE OF Florida
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CARRIE R. WESTPHAL and PAUL J. DONNELLY is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

**JOSEPH BOUSFIELD
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #00020264
MY COMMISSION EXPIRES
FEBRUARY 8, 2014**

Real Estate Sales Validation Form

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

Grantor's Name CARRIE R. WESTPHAL
Mailing Address: 2975 UPPER PARK RD.
ORLANDO, FL 32814

Grantee's Name FRANCIS ROBERT HONAKER
Mailing Address: 245 COURTSIDE DRIVE
BIRMINGHAM, AL 35242

Property Address 245 COURTSIDE DRIVE
BIRMINGHAM, AL 35242

Date of Sale: February 22, 2013

Total Purchaser Price \$245000.00

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

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 2/21/13

Print Paul J. Downey Carrie R. Westphal

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

