

Send tax notice to:


STEPHANIE P. CLEMENTE
119 COVE LANE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013074

WARRANTY DEED


20130307000095330 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
03/07/2013 12:30:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned, ANN KING ROBERTSON and JAY MICHAEL ROBERTSON, Wife and Husband (hereinafter referred to as "Grantors") by STEPHANIE P. CLEMENTE (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2872, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS THE COVE - SECTOR 28 - PHASE I, AS RECORDED IN MAP BOOK 27, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax: \$3.50

SUBJECT TO:


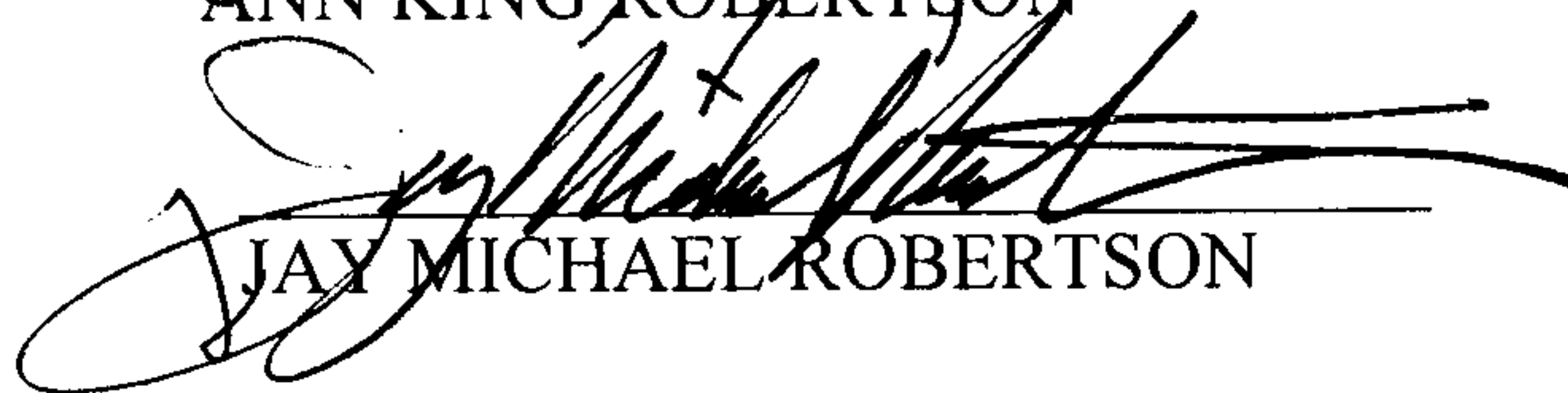
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. EASEMENT, BUILDING LINE AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2000-38939.
6. RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND TITLE GRANTED BY UNRECORDED INSTRUMENT TO ALABAMA POWER CO. AS INCORPORATED IN DEED FROM KIMBERLY-CLARK CORPORATION TO WEATHERLY INVESTMENT GROUP, LLC, RECORDED IN INST. NO. 1994-37714.
7. RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND TITLE GRANTED BY HARIAN J. BROWNING DATED MARCH 29, 1993, AS SET FORTH IN DEED FROM KIMBERLY-CLARK CORP. RECORDED IN INST. NO. 1994-377114.
8. EASEMENT FOR EGRESS/INGRESS AND PUBLIC UTILITIES AS SET FORTH IN INST. NO. 1999-47153.


\$171,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and

convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of February, 2013.


ANN KING ROBERTSON

JAY MICHAEL ROBERTSON


20130307000095330 2/3 \$21.50
Shelby Cnty Judge of Probate: AL
03/07/2013 12:30:36 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN KING ROBERTSON and JAY MICHAEL ROBERTSON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2013.


Notary Public

Print Name:

Commission Expires:

Charles D. Stewart, Jr.
30-16

Real Estate Sales Validation Form

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

Grantor's Name Arking Robertson
Mailing Address 128 Pecanue Way
Hoover, AL 35226

Grantee's Name Stephanie P. Clemente
Mailing Address 119 Cove Lane
Pelham
AL 35124

Property Address 119 Cove Lane
Pelham
AL
35124

Date of Sale 2-28-13
Total Purchase Price \$ 175,000
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
☒ 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 2/28/13

Print Stephanie P. Clemente

☐ Unattested

Sign Stephanie P. Clemente
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF February,

20 13.



20130307000095330 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
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NOTARY PUBLIC