

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Seventy Nine Thousand, Nine Hundred and no/100's Dollars (\$379,900.00)** to the undersigned grantors,

Kenneth C. Nolen, Jr. and wife, Kimberly W. Nolen

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

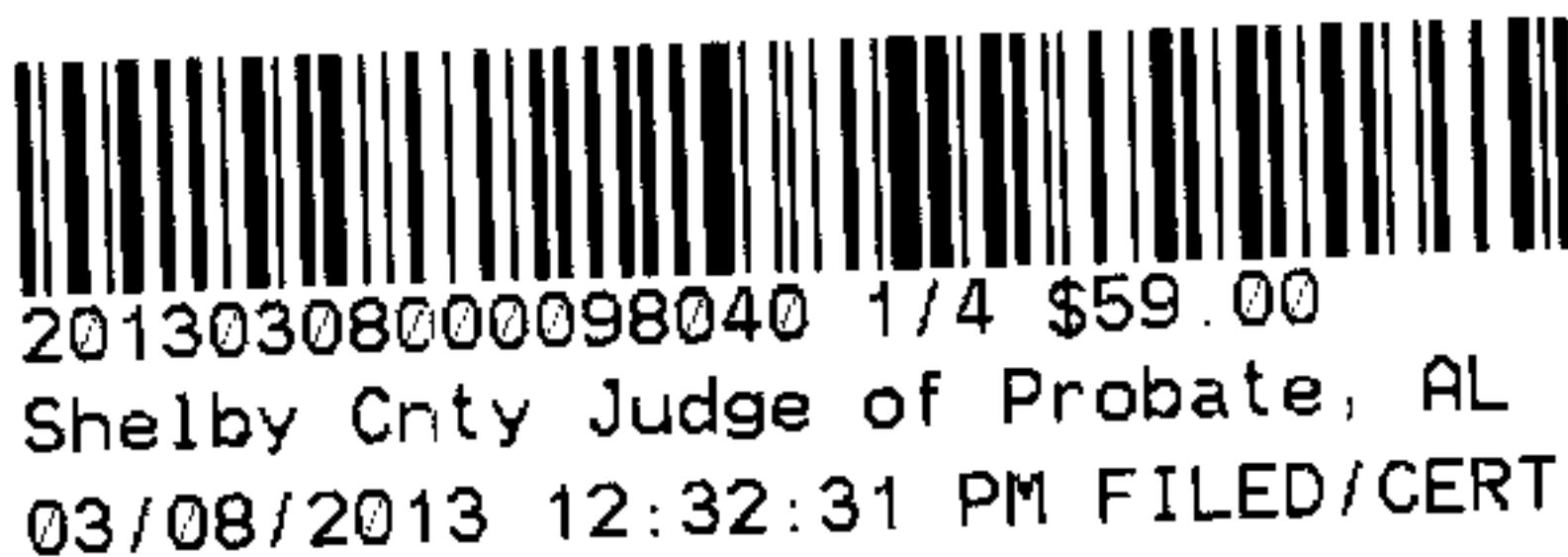
Christopher M. Pruitt and Jennifer N. Pruitt

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

Lot 17, according to the Survey of Valley Brook, Phase I, as recorded in Map Book 10, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 2. Rights or claims of parties in possession not shown by the Public records.**
- 3. Easements or claims of easements, any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.**
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.**
- 5. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 6. Taxes and assessments for the year 2013 and subsequent years and not yet due and payable.**
- 7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in public records prior to the date the proposed insured acquires for value of record the estate or interest or mortgage.**



Shelby County, AL 03/08/2013
State of Alabama
Deed Tax: \$38.00

8. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
9. Restrictions appearing of record in Real Book 104, Page 971, but deleting any restrictions based on race, color, creed or national origin.
10. Easement to Alabama Power Company as recorded in Real 99, Page 569, in the Probate Office of Shelby County, Alabama.
11. Transmission line permit to Alabama Power Company as recorded in Deed Book 129, Page 565 and Deed Book 102, Page 55.
12. Agreement with Alabama Power Company as to underground cables recorded in Real Book 106, Page 525 and covenants pertaining thereto recorded in Real Book 106, Page 528.

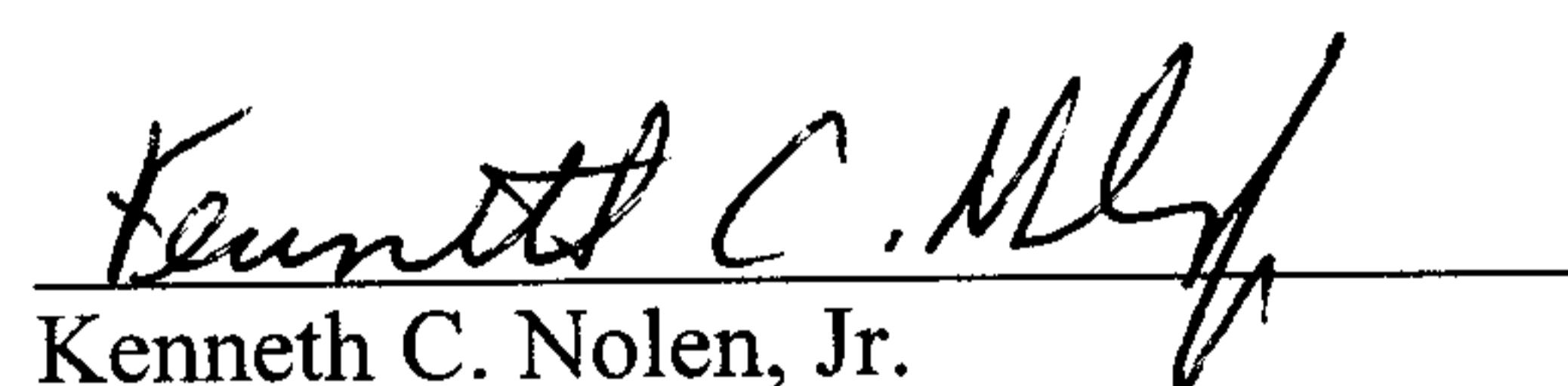
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a Purchase Money Mortgage in the amount of \$341,910.00 being executed and filed simultaneously herewith.

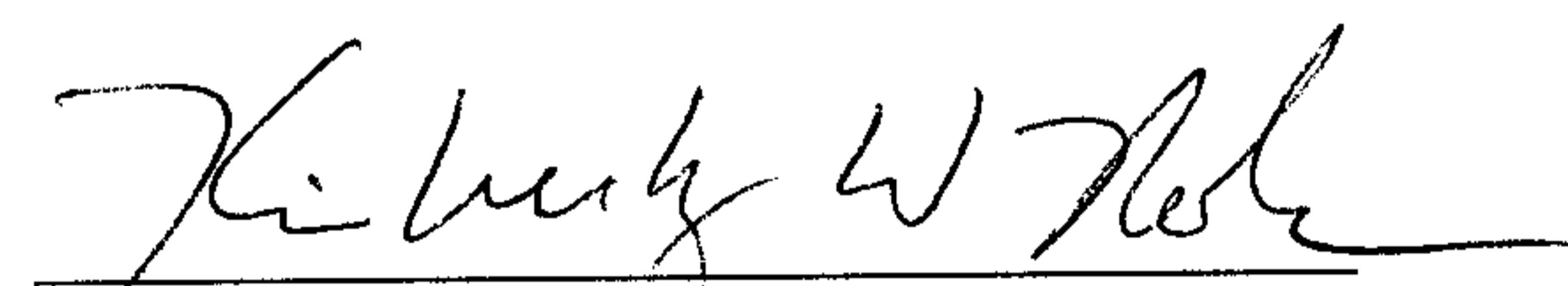
TO HAVE AND TO HOLD, to the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set my hand and seal, this the 7th day of March, 2013.

WITNESS:


Kenneth C. Nolen, Jr.


Kimberly W. Nolen

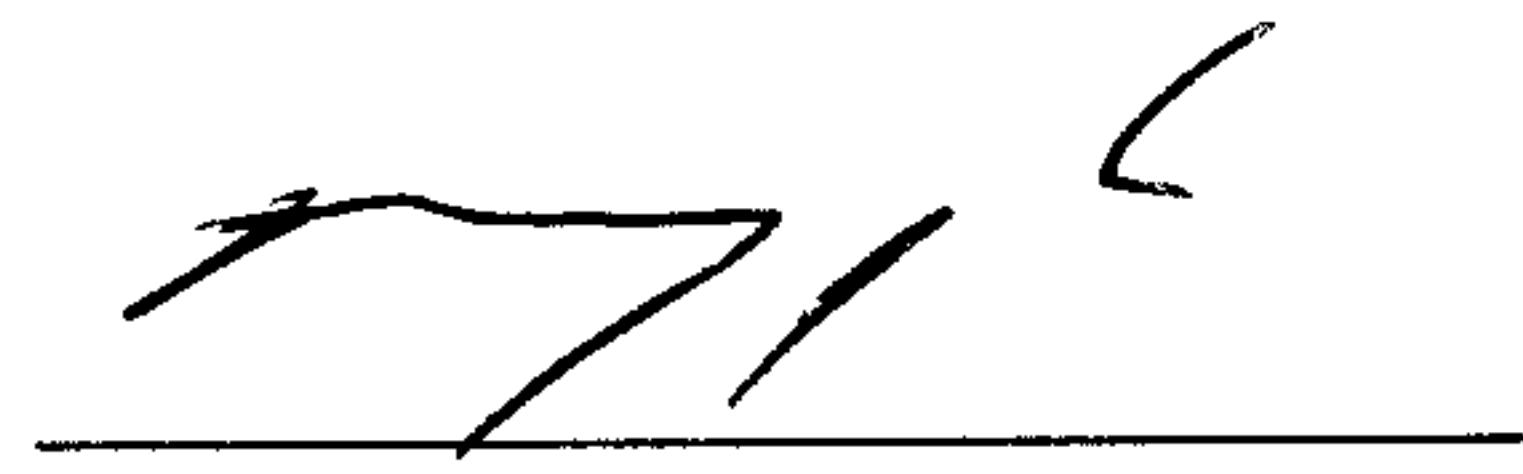
Notary acknowledgment on next page

20130308000098040 2/4 \$59.00
Shelby Cnty Judge of Probate, AL
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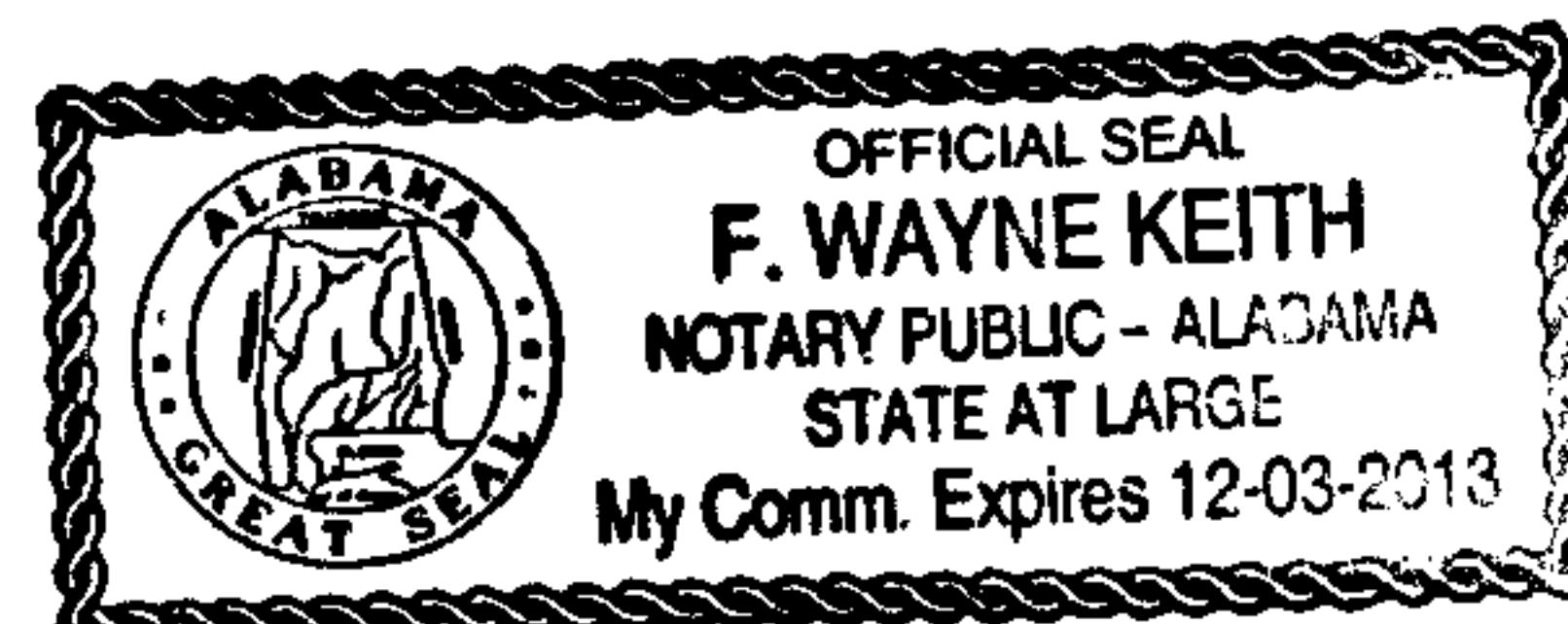
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Kenneth C. Nolen, Jr. and Kimberly W. Nolen, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of March, 2013.



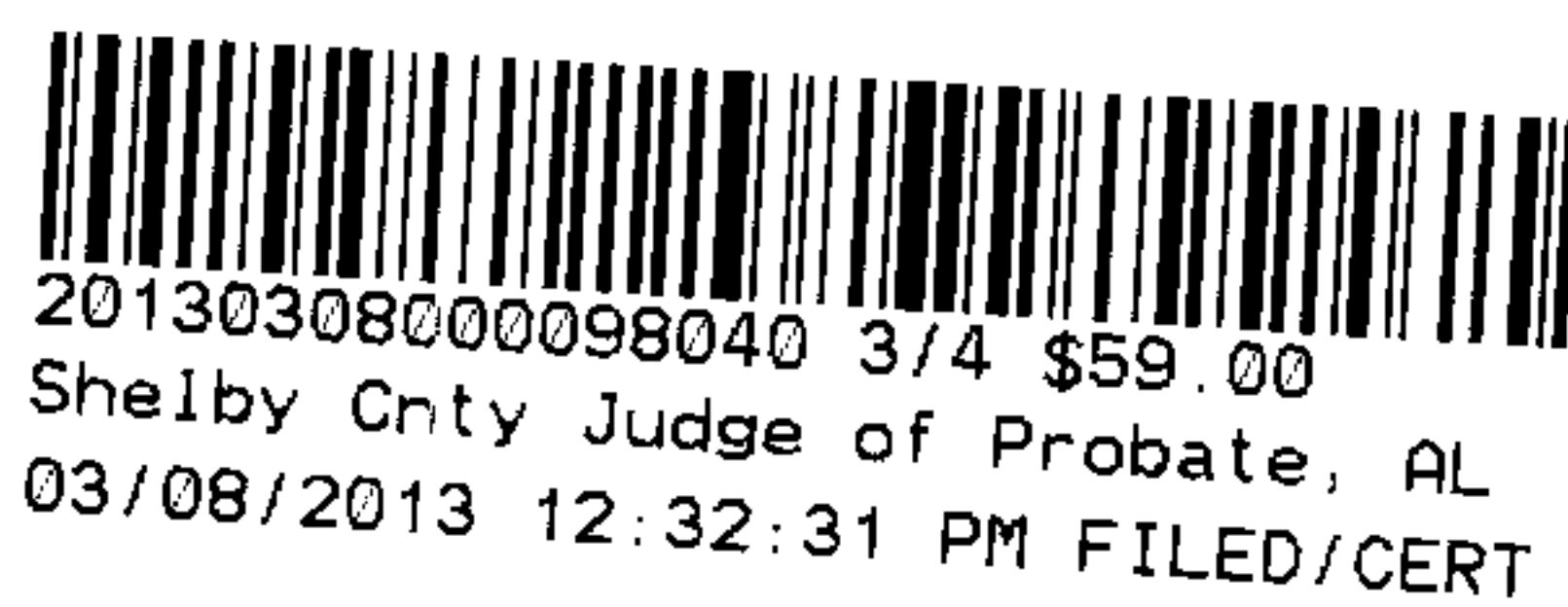
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 351224

SEND TAX NOTICE TO:
Christopher M. Pruitt
5136 Valleybrook Circle
Birmingham, Alabama 35244



Real Estate Sales Validation Form

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

Grantor's Name: Kenneth C. Nolen Jr.
Kimberly W. Nolen

Grantees' Name: Christopher M. Pruitt
Jennifer N. Pruitt

Mailing Address :145 Woodmere Road
Columbiana, AL 35051

Mailing Address: 5184 Colonial Park Road
Birmingham, AL 35242

Property Address: 5136 Valleybrook Circle
Birmingham, AL 35244

Date of Transfer: March 7, 2013
Total Purchase Price \$379,900.00
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
<input checked="" type="checkbox"/> Sales Contract	Other
<input checked="" type="checkbox"/> 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

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: March 7, 2013

Unattested

x

Sign Kenneth C. Nolen
(verified by Kenneth C. Nolen Jr.-grantor)

x

Sign Kimberly W. Nolen
(verified by Kimberly W. Nolen-grantor)

x

Sign Christopher M. Pruitt
(verified by Christopher M. Pruitt-grantee)

x

Sign Jennifer N. Pruitt
(verified by Jennifer N. Pruitt-grantee)

Form RT-1



20130308000098040 4/4 \$59.00

Shelby Cnty Judge of Probate, AL

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