

prepared by William D. Latham
P.O. Drawer 1319, Clanton, AL 35046

219 Steep Hollow Cir
Clanton, AL
35051

20130312000102500 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/12/2013 12:15:40 PM FILED/CERT

THIS SPACE IS FOR RECORDING DATA ONLY

WARRANTY DEED

STATE OF ALABAMA-SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Dollar and execution of purchase money mortgage in the amount of One Hundred Fifty Five Thousand Dollars, to the undersigned grantors, Charles Portera and wife, Judy Portera, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey jointly for life with the remainder to the survivor, unto Scott b. Brummitt and Terri A. Brummitt (herein referred to as grantee, whether one or more), jointly for life with the remainder to the survivor, the following described real estate situated in SHELBY County, Alabama:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows; Commence at the Southeast corner of said 1/4- 1/4 Section; thence in a Northerly direction along the East line of said 1/4- 1/4 Section, a distance of 360 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Northwesterly direction, along the Northeast bank of Buck Creek, a distance of 595 feet, more or less, to the point of beginning, thence in a Northeasterly direction, 410 feet Northwest of and parallel to the Northwest right of way line of Parker Drive, a distance of 300 feet, more or less, thence 90 degrees left, in a Northwesterly direction a distance of 100.0 feet; thence 90 degrees left in a Southwesterly direction, a distance of 296 feet, more or less, to a point on the Northeast bank of Buck Creek, thence in a Southeasterly direction along the Northeast bank of Buck Creek a distance of 103 feet, more or less, to the point of beginning. Said parcel contains 0.69 acres more or less.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, jointly for life with the remainder to the survivor.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 7 day of March, 2013.


Charles Portera

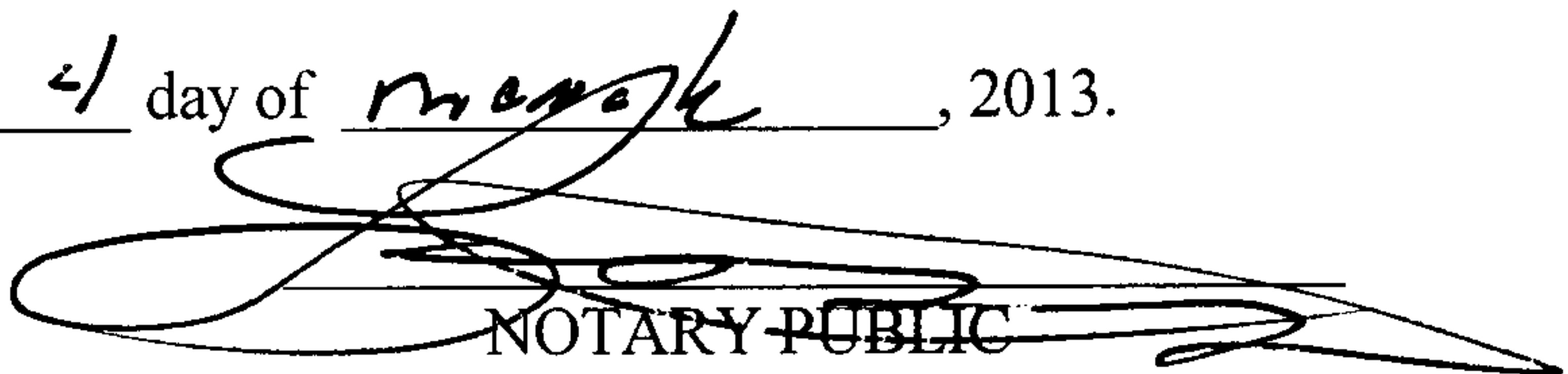

Judy Portera

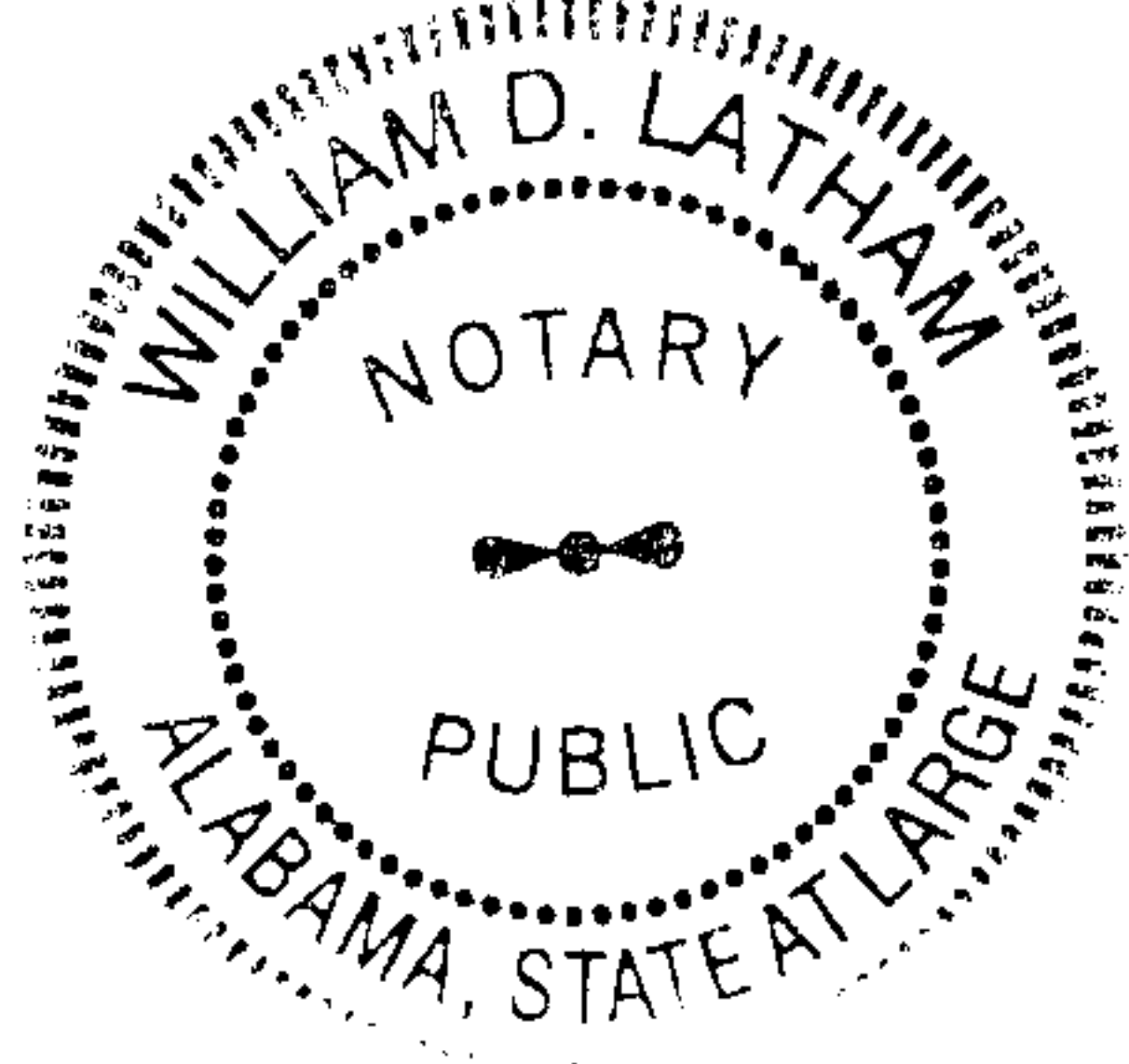
STATE OF Alabama
Chilton County

I, the undersigned, hereby certify that Charles Portera and wife, Judy Portera, whose names are

LHA

signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 4 day of March, 2013.



NOTARY PUBLIC



Legal Description
provided by
Grantor/Grantee

Legal Description
provided by
Grantor/Grantee

The preparer of this document has not examined title to the property described herein and makes no certification as to title.


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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
Mailing Address

Charles Portera
643 Stuart Lane
Pelham, AL 35124

Grantee's Name
Mailing Address

Scott Brummitt
219 Steep Hollow Circle
Columbiana, AL 35051

Property Address

Date of Sale

3-4-13

Total Purchase Price

150,000.00

\$ 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
☐ 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).

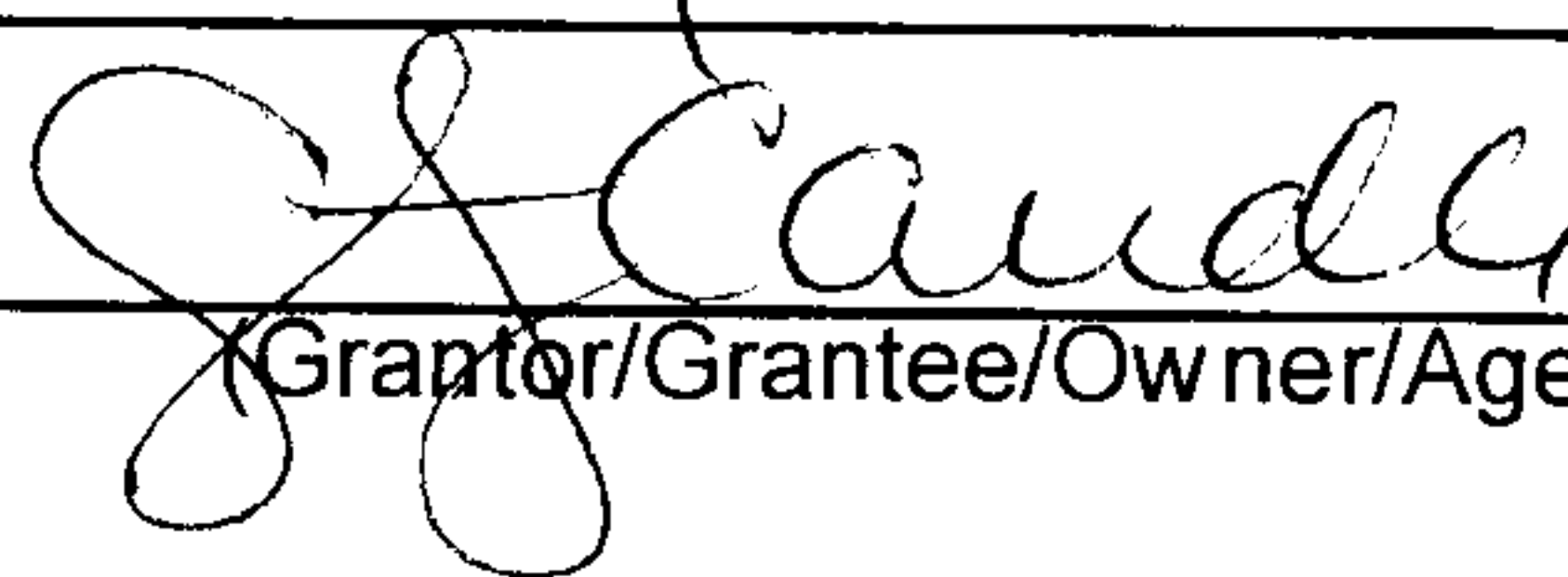
Date 3-11-13

Print

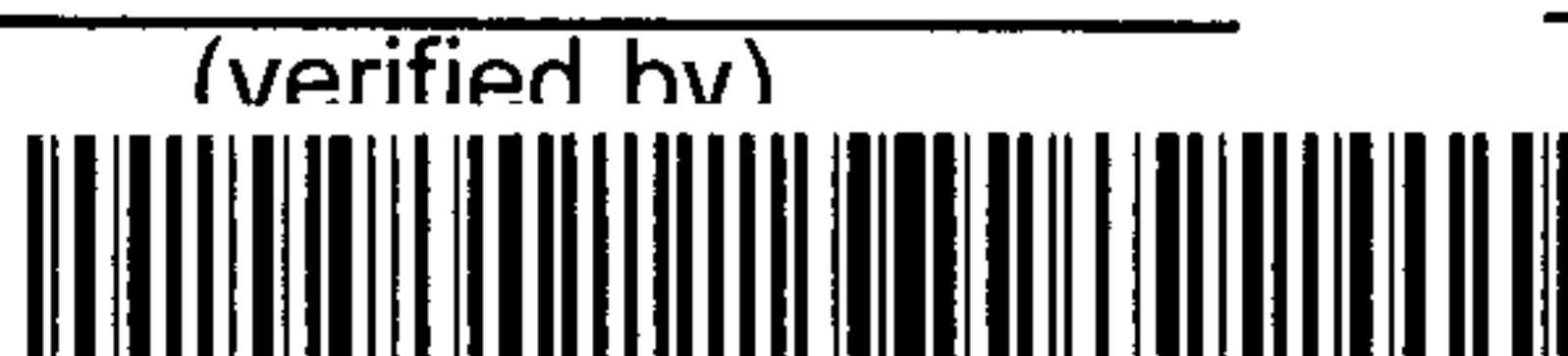
Stacy Caudle

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1