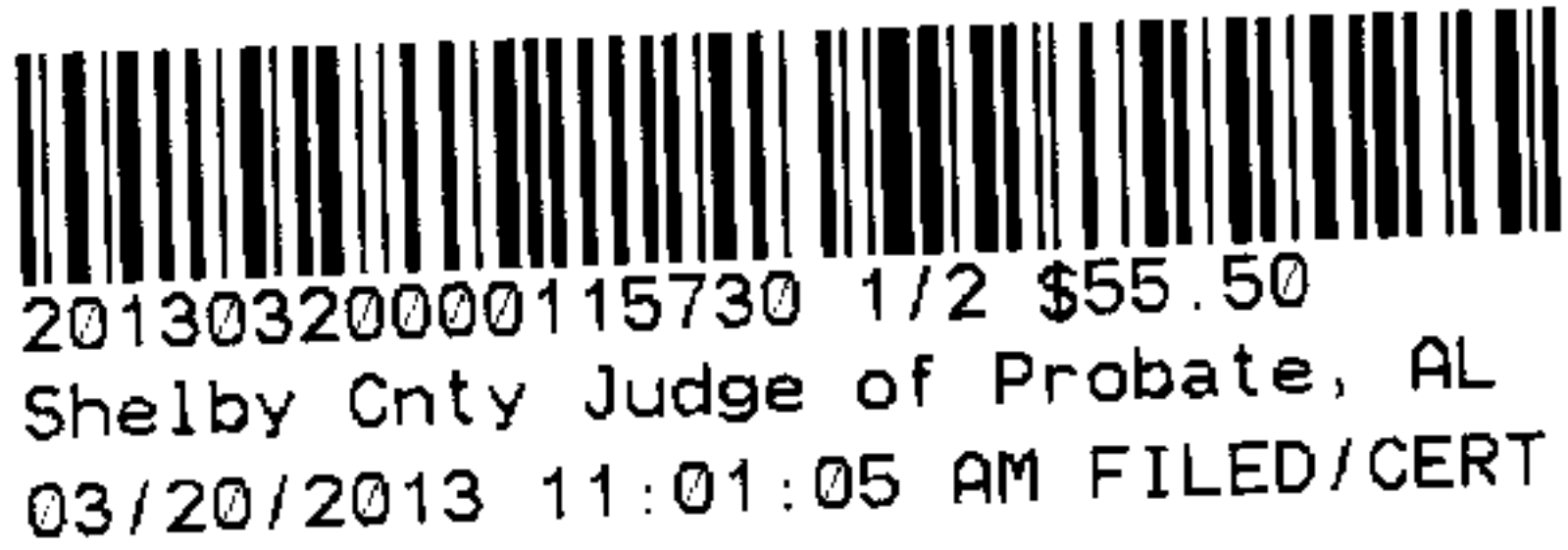


This instrument was prepared by:  
Townes & Woods, P.C.  
717 Kerr Drive / Post Office Box 96  
Gardendale, Alabama 35071

Send Tax Notice to:  
Pensco Trust Company  
FBO Warren K. Bailey Roth IRA  
3350 Misty Lane  
B'ham, AL 35243

WARRANTY DEED

STATE OF ALABAMA)  
JEFFERSON COUNTY)



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Forty Thousand Five Hundred Dollars & NO/100---(\$40,500.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**The Barbara Ann Beckett-Gaines Revocable Trust Dated July 2, 2003**

herein referred to as grantors, do grant, bargain, sell and convey unto

**Pensco Trust Company FBO Warren K. Bailey, Roth IRA**

herein referred to as GRANTEES, the following described real estate, situated in Shelby County Alabama, to wit:

**Commence at the South East corner of the NE ¼ of the SE ¼ of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama for point of beginning. Go West along South side of said Quarter to the Southwest corner, turn right 90 degrees North 330 feet turn East 90 degree to the East line of said Quarter then turn right 90 degrees to the point of beginning.**

**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

**TO HAVE AND TO HOLD** to the said GRANTEES, his, her or their heirs or its successors and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns or successors and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns or its successors 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 15<sup>th</sup> day of **March**, 2013.

**The Barbara Ann Beckett Gaines Revocable Trust dated July 2, 2003**

Shelby County, AL 03/20/2013  
State of Alabama  
Deed Tax: \$40.50

Barbara Ann Beckett-Gaines, Trustee  
By: **Barbara Ann Beckett-Gaines, Trustee**

General Acknowledgment

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara Ann Beckett-Gaines, Trustee for The Barbara Ann Beckett-Gaines Revocable Trust dated July 2, 2003** whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in his capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of **March** 2013.

My Commissions Expires: 2/5/14

[Signature]  
Notary Public

# Real Estate Sales Validation Form

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

Grantor's Name Barbara Ann Beckett Gaines  
Mailing Address 1296 Davenport Court  
Birmingham AL 35243

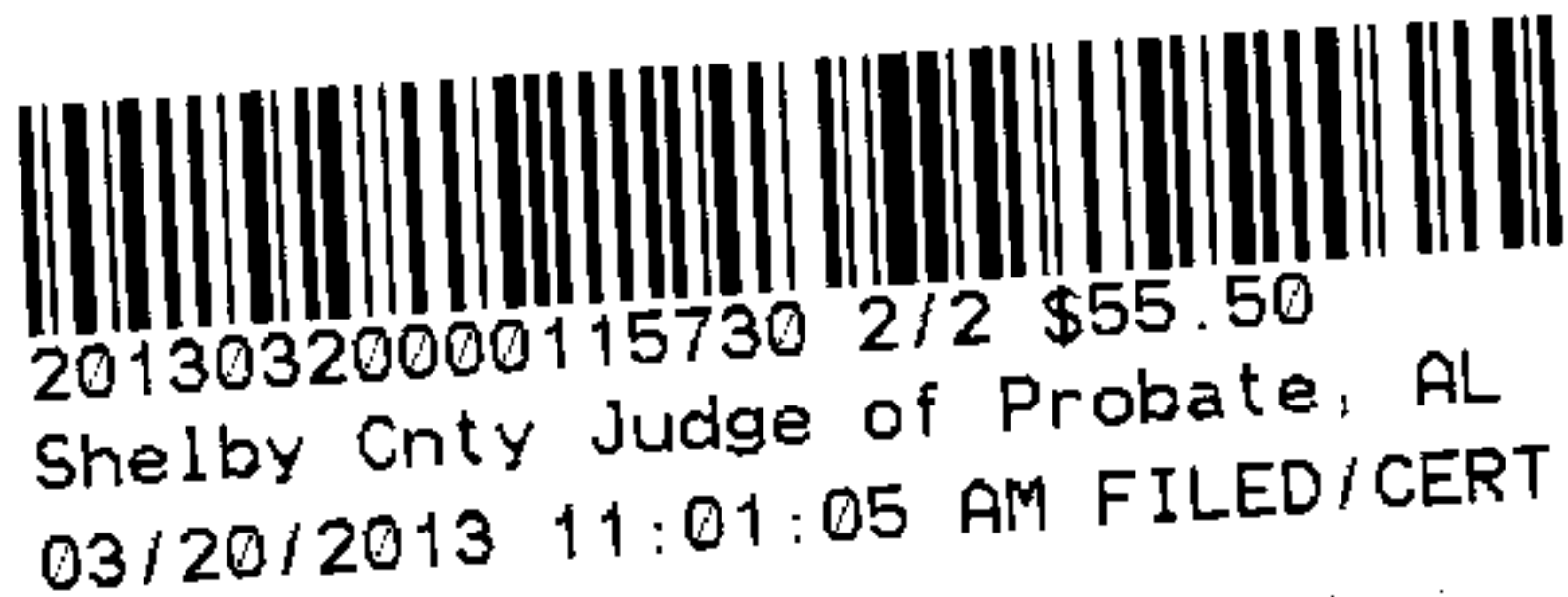
Grantee's Name Pensco Trust Company FBO Warren K  
Mailing Address 1118 Winding Stair Trail  
Leeds, AL 35094

Property Address 1118 Winding Stair Trail  
Leeds, AL 35094

Date of Sale 3/15/13  
Total Purchase Price \$ 40,500.00

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 \_\_\_\_\_

Print Larry T. Woods

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1