

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

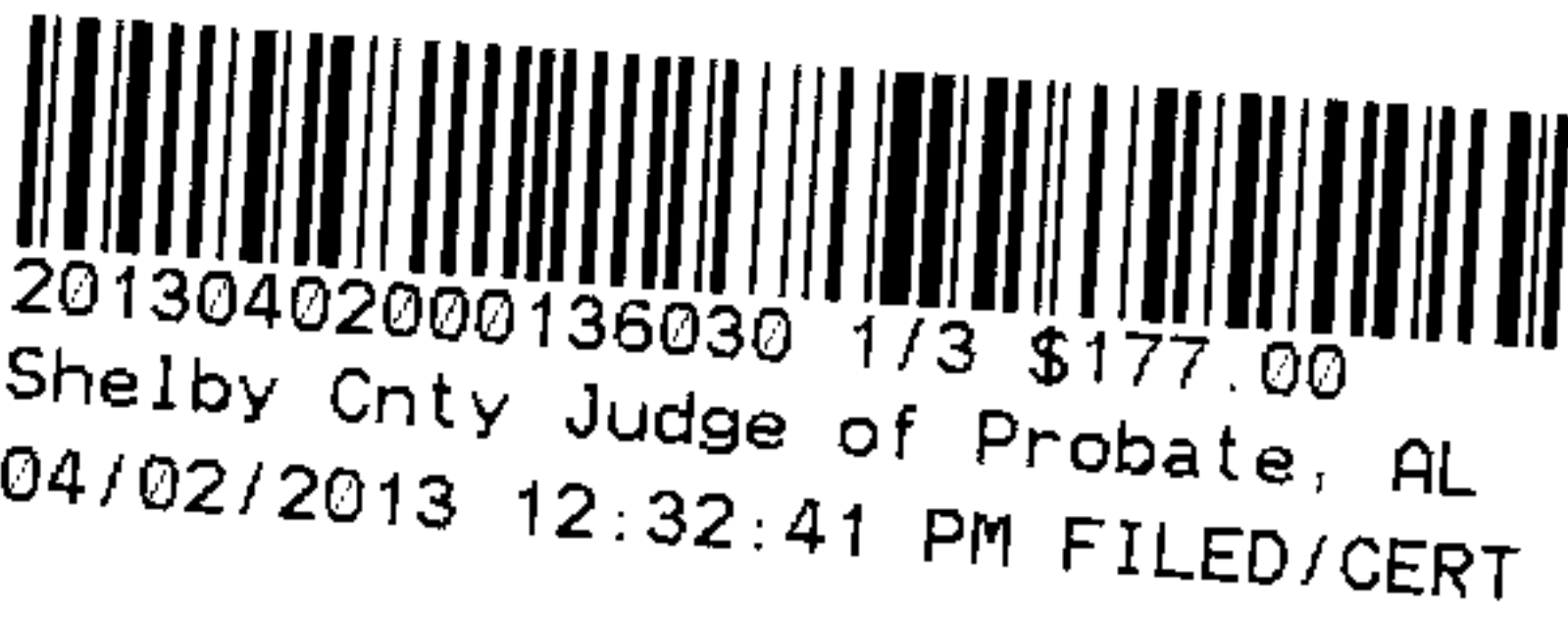
Send Tax Notice To: Linda G. Starnes
*170 Caffee
Starnes, AL 35147*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Fifty Nine Thousand dollars and Zero cents (\$159,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Pamela E. Bullock, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Linda G. Starnes and Joseph W. Starnes (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES 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 grantee 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 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, unless otherwise noted above; that I (we) have a 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of March, 2013.

_____ (Seal)	<i>Pamela E. Bullock</i> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela E. Bullock whose name 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2013.

My Commission Expires: 10-4-16

[Signature]

Notary Public

Shelby County, AL 04/02/2013
State of Alabama
Deed Tax: \$159.00

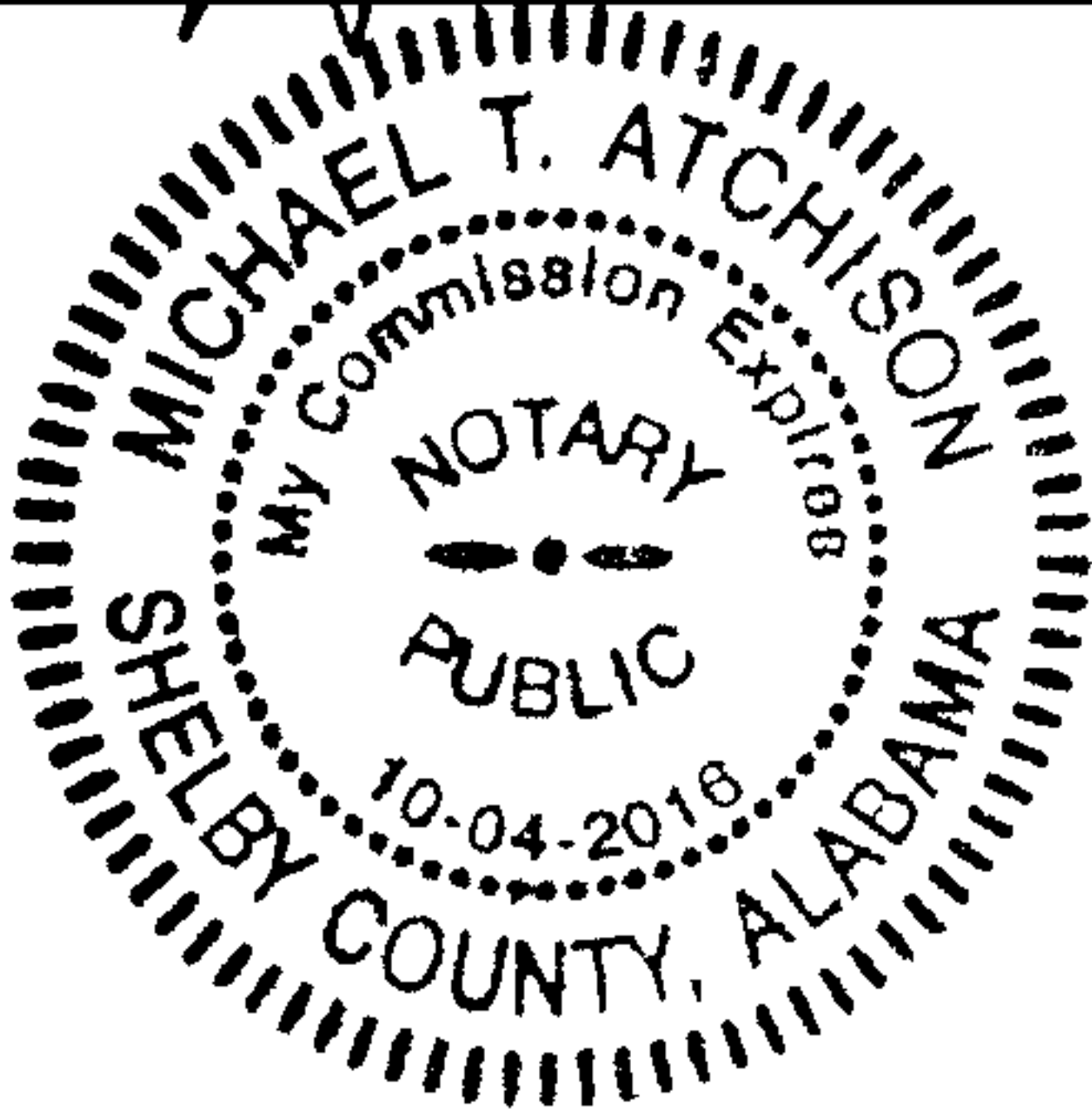


EXHIBIT A

Commence at the SW corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence run in an Easterly direction along the South line of said Section 26 a distance of 597 feet, more or less, to the intersection of said line with the 397 MSL elevation of Lay Lake; thence continue in an Easterly direction along said South line a distance of 200 feet, more or less, to the second intersection of said line and the 397 MSL elevation of Lay Lake; thence continue Easterly along said South line a distance of 48 feet; thence turn an angle to the left of 85 degrees 15 minutes and run in a Northerly direction a distance of 121.00 feet; thence continue along the same line a distance of 300 feet to a point; thence turn an angle of 30 degrees left and run in a Northwesterly direction 280 feet to a point; thence turn an angle to the right of 51 degrees and run in a Northeasterly direction a distance of 225.2 feet to a point; thence turn an angle to the left of 20 degrees and run in a Northerly direction a distance of 200 feet to the point of beginning; thence turn an angle to the left of 55 degrees and run a distance of 180 feet; thence turn an angle to the left of 47 degrees and run in a Westerly direction 132.10 feet; thence turn an angle of 20 degrees to the left and run in a Southwesterly direction a distance of 221 feet to the 397 foot mean sea level elevation of Lay Lake; thence run in a Southeasterly direction along said 397 foot mean sea level a distance of 202.44 feet; thence turn an angle to the left of 84 degrees 55 minutes and run in a Northeasterly direction a distance of 442.62 feet to the point of beginning.

ALSO known as Lot 1, according to the map of Bullock Family Subdivision, recorded in Map Book 24, Page 117, in the Probate Office of Shelby County, Alabama.


20130402000136030 2/3 \$177.00
Shelby Cnty Judge of Probate, AL
04/02/2013 12:32:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Pamela Bullock</u>	Grantee's Name	<u>Linda Starnes</u>
Mailing Address	<u>388 Gould Road</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>170 Cliff Rd.</u> <u>Sterrett, AL 35147</u>
Property Address	<u>725 Amanda Ln</u> <u>Shelby AL 35143</u>	Date of Sale	<u>3-29-13</u>
		Total Purchase Price \$	<u>159,000.00</u>
		Or	
		Actual Value \$	
		Or	
		Assessors 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 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____	Print <u>Linda G. Starnes</u>
☐ Unattested _____	Sign <u>Linda G. Starnes</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

