

THIS INSTRUMENT WAS PREPARED BY:

DANIEL C. LEMLEY

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20130412000150580 1/2 \$79.50
Shelby Cnty Judge of Probate, AL
04/12/2013 10:17:56 AM FILED/CERT

*Prepared without benefit of title examination or
survey; description furnished by Grantor*

===== SOURCE OF TITLE: Corporation Warranty Deed--Instrument No. 2001-43869 =====

STATE OF ALABAMA)
: WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, including the terms of the decree of divorce entered in Shelby County Circuit Court Case No. DR 2012-900637, to the undersigned Grantor in hand paid by the Grantee here in, the receipt whereof is acknowledged, JEFF SQUYRES herein referred to as Grantor, does hereby grant, bargain, sell and convey unto BETTY SQUYRES, herein referred to as Grantee, his undivided one-half (1/2) interest in the following described real property situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Map and Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights-of-way, and reservations of record that apply to the above-described property.

Subject to the Mortgage in the amount of \$123,754.00 recorded at 20121207000469110 in the Probate Records of Shelby County, Alabama on December 7, 2012.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, her heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that said land is free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of April, 2013.

 (L.S.)
JEFF SQUYRES

STATE OF ALABAMA)
:)
SHELBY COUNTY)

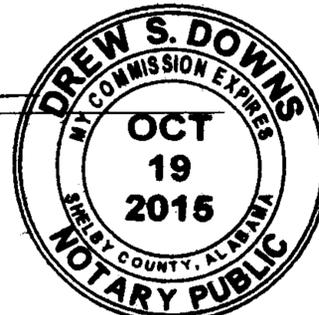
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Squyres, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 9th day of April, 2013.

My Commission Expires: 10-19-15


Notary Public

Shelby County, AL 04/12/2013
State of Alabama
Deed Tax: \$64.50



Real Estate Sales Validation Form

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

Grantor's Name J R P Squyres
Mailing Address 232 Silver Creek
Alabaster, AL 35007

Grantee's Name Betty Squyres
Mailing Address 232 Silver Creek Pky
Alabaster AL 35007

Property Address 232 Silver Creek Pky
Alabaster AL 35007

Date of Sale Divorce - Deed on 04/09/2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 128,800 (half value) 64,400

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.



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Instructions

- Grantor's name and mailing address - provide the name of the person or persons who own the property 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 04/12/13

Print Betty Squyres

Unattested

(verified by)

Sign Betty Squyres
(Grantor/Grantee/Owner/Agent) circle one