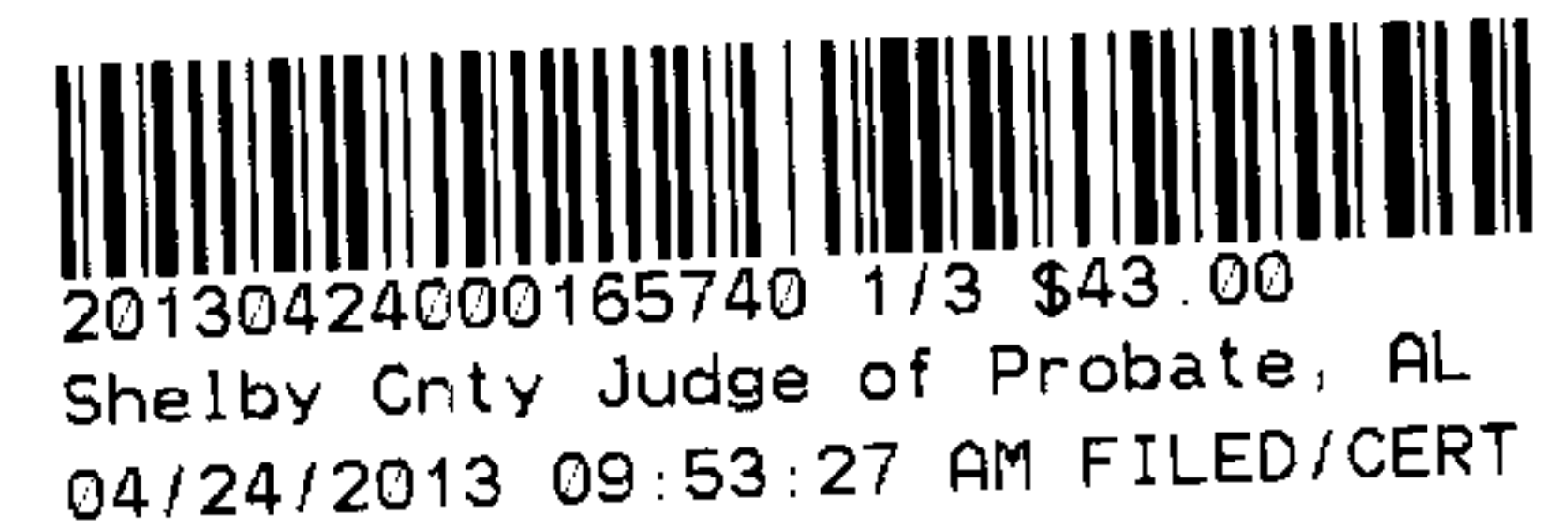


This instrument was prepared by:
(Name) A. EDWARD FAWWAL,
(Address) 312 North 18th Street,
Bessemer, AL 35020

SEND TAX NOTICE TO:
A. Edward Fawwal
312 North 18th Street
Bessemer, AL 35020



WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

BALDWIN COUNTY)

That in consideration of Twenty-five Thousand and No/100 Dollars (\$25,000.00), other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Jeanette Allison also known as Jeanette Allison Anglin, a divorced woman (herein referred to as GRANTOR) do grant, bargain, sell and convey my undivided $\frac{1}{2}$ interest in and to the following real estate to A. Edward Fawwal, a married man, individually (herein referred to as GRANTEE) the following described parcel of real estate situated in Shelby County, Alabama to-wit:

The East half of the Northeast quarter of the Northwest quarter of Section 34, Township 18 South, Range 2 East. Also all that part of the Southeast quarter of the Southwest quarter of Section 27, Township 18 South, Range 2 East, lying Southeast of Shelby County Highway #43, all situated in Shelby County, Alabama.

NO OPINION AS TO TITLE IS EXPRESSED BY PREPARER.

TO HAVE AND TO HOLD to said GRANTEE forever.

And I do for myself and for my heirs executors, and administrators covenant with the said GRANTEE, my heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above; 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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April, 2013.

Shelby County, AL 04/24/2013
State of Alabama
Deed Tax: \$25.00

Jeanette Allison (Seal)
JEANETTE ALLISON
Also known as
JEANETTE ALLISON ANGLIN

STATE OF ALABAMA)

BALDWIN COUNTY)


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeanette Allison also known as Jeanette Allison Anglin, as grantor, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of April, A.D.,
2013.


NOTARY PUBLIC

MY COMMISSION EXPIRES SEPT. 30, 2014


20130424000165740 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2013 09:53:27 AM 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 Jeannette Allison
Mailing Address 5671 Allison Street
Orange Beach, AL 36561

Grantee's Name A. Edward Fawcett
Mailing Address 312 N. 18th Street
Bessemer, AL 35020

Property Address Hwy 57, Calhoun AL 35178
Parcel # 05834000004002
05827000009001

Date of Sale 4/19/2013

Total Purchase Price \$25,000.00

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


20130424000165740 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
04/24/2013 09:53:27 AM FILED/CERT

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 4/23/13

Print A. Edward Fawcett

Unattested

Sign

A. Edward Fawcett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1