

This instrument prepared by:
John T. Natter, Atty.
NATTER & FULMER, P.C.
3800 Colonnade Parkway, Suite 450
Birmingham, Alabama 35243

Send Tax Notice to:
Edward & Kimberly Braden
951 Narrows Point Drive
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of full payment of **Ten and No/100 Dollars (\$10.00) and other valuable consideration**, to the undersigned GRANTOR, **Kimberly A. Keuter Braden**, a married woman, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR, does by her presents grant, bargain, sell and convey unto **Kimberly A. Braden** and her husband, **Edward R. Braden**, (herein referred to as GRANTEES), for and during their lives and upon the death of one of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

(See attached Exhibit A)

Kimberly A. Keuter, Kimberly A. Keuter Braden, and Kimberly A. Braden are one and the same individual. The purpose of this deed is to convey the title of the property from the GRANTOR wife to the GRANTEES as husband and wife.

TO HAVE AND TO HOLD to the said Grantees, for and during their lives and upon the death of either of them, then to the survivor of them in fee simple together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set her signature and seal, this the 19th day of April, 2013.




Kimberly A. Keuter Braden, Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, John T. Natter, a Notary Public in and for said County, in said State, hereby certify that **Kimberly A. Keuter Braden**, a married woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2013.




Notary Public
My Commission Expires: 1-19-15

EXHIBIT "A"

Lot 65, according to the Final Record Plat of Narrows Point-Phase 5, recorded in Map Book 35, Page 90A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

- Subject to:**
- (1) Ad valorem taxes for 2013 and subsequent years not yet due and payable;**
 - (2) Fire district assessments for 2013 and subsequent years not yet due and payable;**
 - (3) Mineral and mining rights not owned by Grantor;**
 - (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-36696, Instrument #2001-38328, Instrument #20020905000424180, Instrument #20021017000508250; and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama;**
 - (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.**


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Shelby Cnty Judge of Probate, AL
04/29/2013 03:41:28 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: **Kimberly A. Keuter Braden**

Grantee's Names: **Kimberly A. Braden
& Edward R. Braden**

Grantor's Address: **951 Narrows Point Drive
Birmingham, AL 35242**

Grantee's Address: **951 Narrows Point Dr.
Birmingham, AL 35242**

Property Address: **951 Narrows Point Drive
Birmingham, AL 35242**

Date of Sale:

Total Purchase Price:

Or Actual Value

Or Assessor's Market Value: *180,900*
ONE HALF VALUE 90,450

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

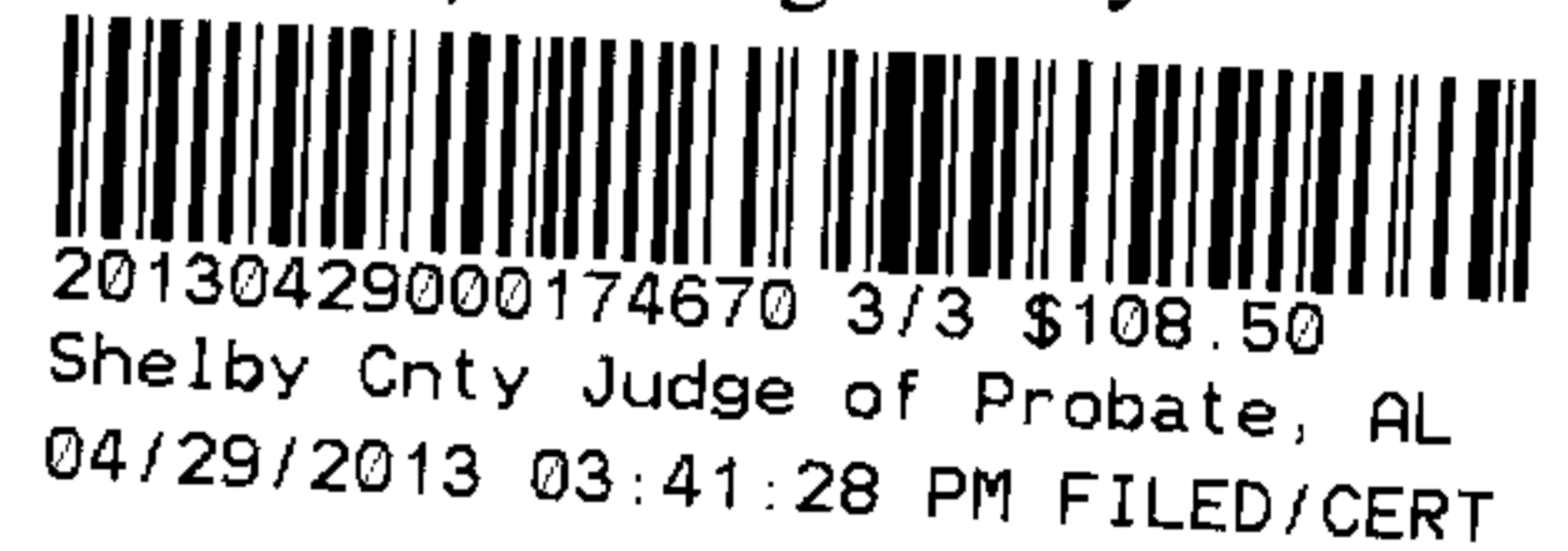
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person(s) conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person(s) 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. 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. Taxpayer will be penalized pursuant to Code of Alabama 1975§40-22-1(h).

I attest, to the best of my knowledge and belief, the information contained in this document is true and accurate. I 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: EDWARD R. BRADEN

Unattested _____
(verified by)

Sign: Edward R. Braden
(Grantor/Grantee/Owner/Agent) Circle One