

WARRANTY DEED

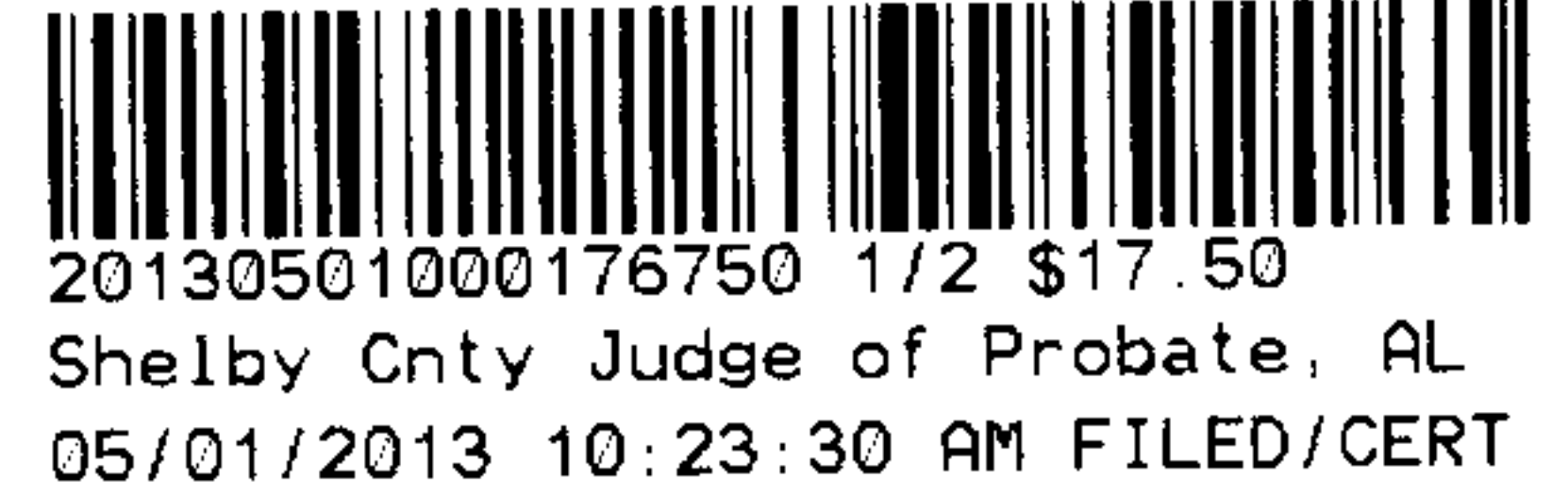
This Instrument Was Prepared By:

Luke A. Henderson, Esquire
Luke A. Henderson, LLC
#17 Office Park Circle #150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Alison M. Garza
Gene G. Garza
273 Crisfield Circle
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Deborah M. Castinado, Successor Trustee of the Ruth Whiteford Trust, dated 12/19/2011** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Alison M. Garza and Gene G. Garza** (herein referred to as Grantee), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 46, according to the map and survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

\$127,645.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Grantor warrants that the subject trust is still in full force and effect and further that there no have been amendments.

Subject to existing easements, restrictions set back lines, right of ways, limitations, if any, of record.

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 said Trustee, does for the Trust as such Trustee, its successors and assigns covenant with said Grantees, their heirs, successors and assigns that said Trustee is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she, as said Trustee has a good right to sell and convey the same as aforesaid, and that she, in her capacity as said Trustee will and its successors and assigns shall, warrant and defend the same to the same Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of April, 2013.

A handwritten signature in cursive script, appearing to read "Deborah M. Castinado".

Deborah M. Castinado, as Successor Trustee,
under the Ruth Whiteford Trust,
dated 12/19/2011

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Deborah M. Castinado, whose name as Trustee, under the Ruth Whiteford Trust, dated 12/19/2011, 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 her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

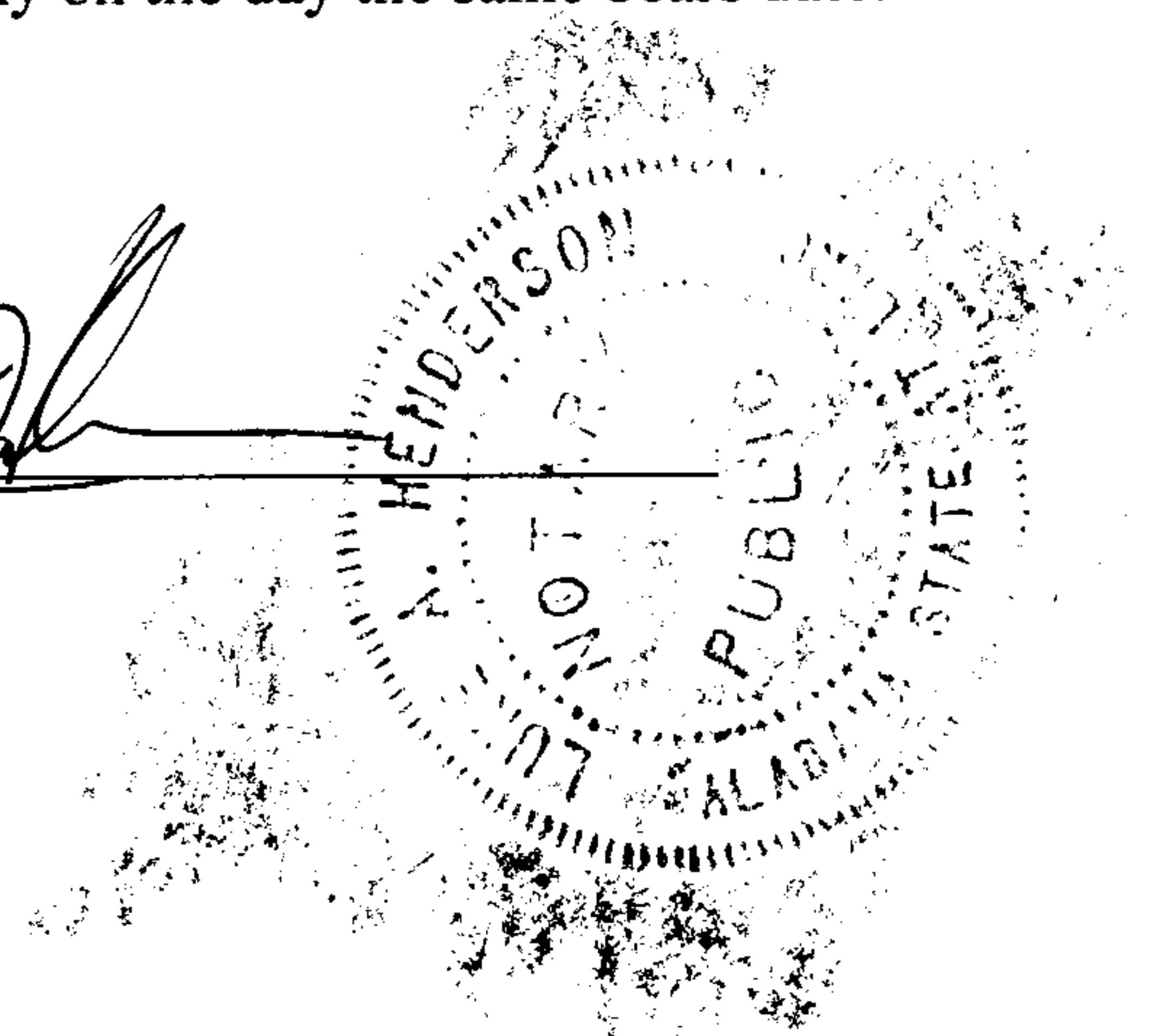
Given under my hand and official seal, this the 24th day of April, 2013.

My Commission Expires:7/26/16

Shelby County, AL 05/01/2013
State of Alabama
Deed Tax: \$2.50

A handwritten signature in cursive script, appearing to read "Luke A. Henderson".

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 Ruth Whiteford Trust
Mailing Address 3015 Warrington Rd.
Birmingham, AL 35223

Grantee's Name Alison M. Garza
Mailing Address Gene G. Garza
273 Crisfield Circle
Alabaster, AL 35007

Property Address 273 Crisfield Circle
Alabaster, AL 35007

Date of Sale 4/24/13
Total Purchase Price \$ 130,000.-

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

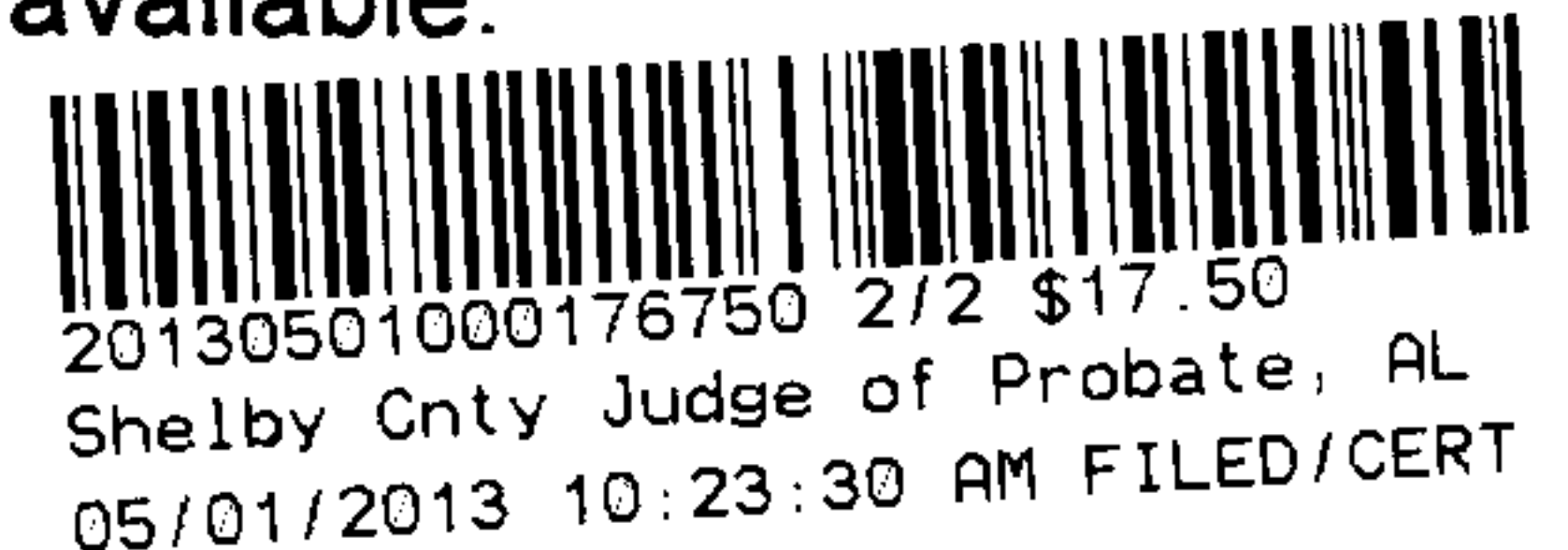
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

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 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 4/24/13

Print Luke A. Henderson

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1