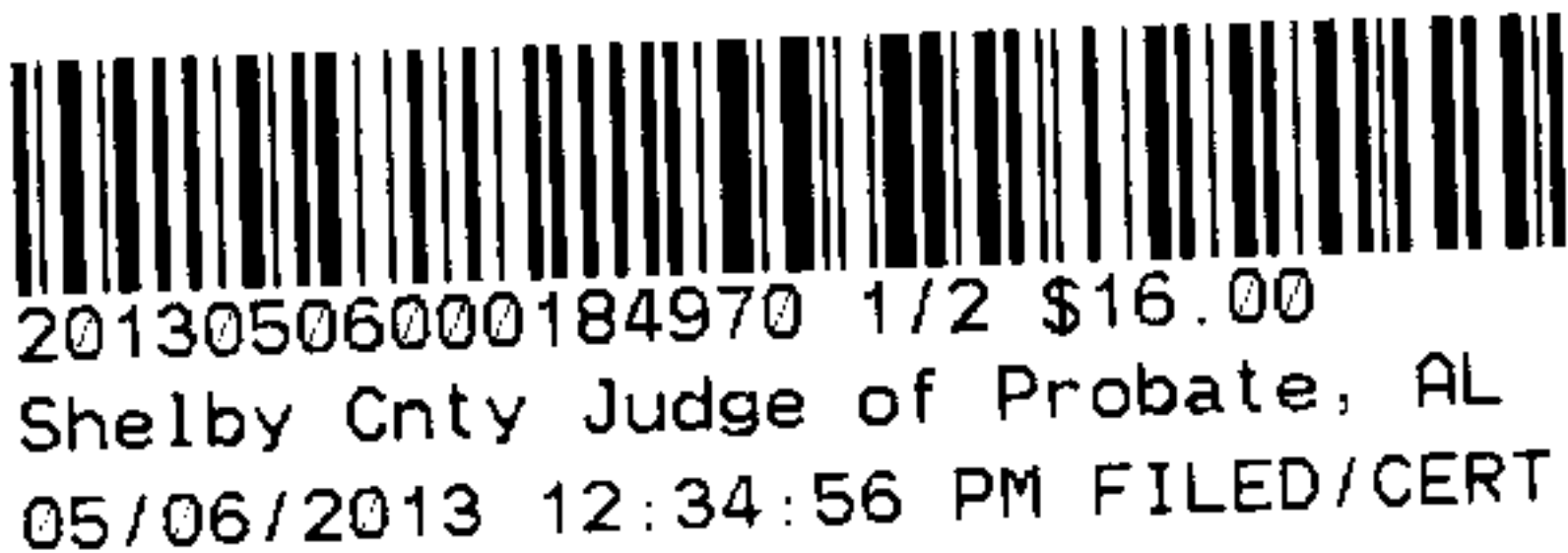


This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Darren L. Anderson and Michael A. Anderson
95 Higgins Road
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joseph R. Fowler, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Darren L. Anderson and Michael A. Anderson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 89 degrees, 30 minutes, 16 seconds West along the North line of said 1/4-1/4 section for a distance of 355.54 feet to the point of beginning; thence continue along the last described course for a distance of 325.81 feet; thence South 00 degrees, 49 minutes, 15 seconds East for a distance of 655.60 feet; thence South 89 degrees, 45 minutes, 09 seconds East for a distance of 119.23 feet to the Northwesterly right of way line of Shelby County Highway 71 and a point on a curve to the left having a central angle of 5 degrees, 49 minutes, 57 seconds and a radius of 1454.73 feet; said curve subtended by a chord bearing North 50 degrees, 04 minutes, 12 seconds East and a chord distance of 148.02 feet; thence along the arc of a said curve for a distance of 148.09 feet to the intersection of said right of way and the westerly right of way line of Spring Creek Road; thence North 08 degrees, 31 minutes, 26 seconds East along said Spring Creek Road right of way and leaving said Highway 71 for a distance of 465.46 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty-Four Thousand Nine Hundred Fifty And No/100 Dollars (\$154,950.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 30, 2013.



Joseph R. Fowler

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph R. Fowler, who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 30th day of April, 2013 .

Notary Public

Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joseph R. Fowler

Mailing Address 95 Higgins Road
Shelby, AL 35143

Grantee's Name Darren L. Anderson and Michael A. Anderson

Mailing Address _____

Property Address 95 Higgins Road
Shelby, AL 35143

Date of Sale April 30, 2013

Total Purchase Price \$150,000.00

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

☐ 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 - Joseph R. Fowler, 95 Higgins Road, Shelby, AL 35143.

Grantee's name and mailing address - Darren L. Anderson and Michael A. Anderson, , .

Property address - 95 Higgins Road, Shelby, AL 35143

Date of Sale - April 30, 2013.

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 with 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: April 30, 2013

Sign 
Agent

