

Send tax notice to:


DONALD H. PRICE
3857 S. SHADES CREST ROAD
HOOVER, AL, 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013149

WARRANTY DEED


20130506000185250 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned, J.P. THOMAS, JR. and JANICE C. THOMAS, Husband and Wife (hereinafter referred to as "Grantors") by DONALD H. PRICE and KAREN S. HENSLEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF RUSHING PARC, SECTOR ONE, AS RECORDED IN MAP BOOK 19, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THE LAND.
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
6. EASEMENTS OR OTHER USES OF THE LAND NOT VISIBLE FROM THE SURFACE, OR EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
7. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS,.
8. BUILDING LINE, RIGHT OF WAY, EASEMENT, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST. NO. 1994-32093 IN THE PROBATE OFFICE.
10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 1995-12816 IN THE PROBATE OFFICE.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$50.00

11. A 35 FOOT BUILDING SETBACK LINE FROM SOUTH SHADES CREST ROAD AS RECORDED IN MAP BOOK 19, PAGE 20 IN THE PROBATE OFFICE.
 12. A 20 FOOT JOINT DRIVE EASEMENT FROM SOUTH SHADES CREST ROAD AS SHOWN ON RECORDED MAP BOOK 19, PAGE 20 IN THE PROBATE OFFICE.
 13. AN EASEMENT AS SHOWN IN VOLUME 247 PAGE 772 RECORDED IN THE PROBATE OFFICE.
 14. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY INSTRUMENT RECORDED IN VOLUME 139 PAGE 31 AND VOLUME 158 PAGE 563 IN THE PROBATE OFFICE.
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS.

\$195,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of April, 2013.


J.P. Thomas, Jr By and through
J.P. THOMAS, JR. *His attorney in fact,*
BY AND THROUGH HIS ATTORNEY IN FACT,
DENEISE FONDREN *Deneise Fondren*

Janice C Thomas By and
JANICE C. THOMAS *Through Her Attorney*
BY AND THROUGH HER ATTORNEY IN
FACT, DENEISE FONDREN *In fact, Deneise Fondren*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENEISE FONDREN, whose name as Agent and Attorney in Fact for J.P. THOMAS, JR., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for J.P. THOMAS, JR. on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2013.


20130506000185250 2/4 \$71.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:15 PM FILED/CERT


Notary Public
Print Name: Charles J. Starnes
Commission Expires: 7-31-16

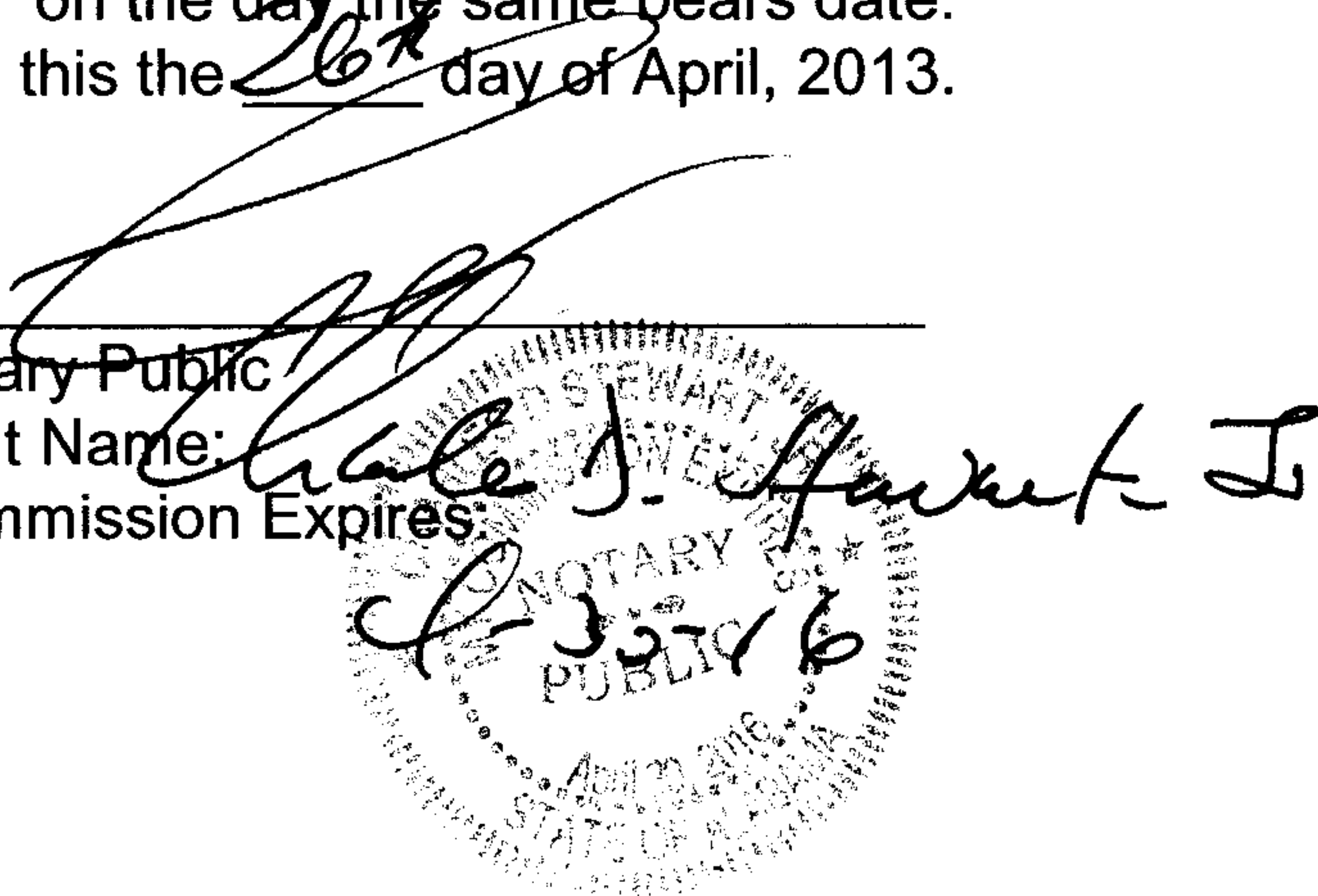
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENEISE FONDREN, whose name as Agent and Attorney in Fact for JANICE C. THOMAS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for JANICE C. THOMAS, on the day the same bears date.
Given under my hand and official seal this the 26th day of April, 2013.

Notary Public

Print Name:

Commission Expires:



20130506000185250 3/4 \$71.00
Shelby Cnty Judge of Probate, AL
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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. P. Thomas, Jr.
Mailing Address _____

Grantee's Name Donald H. Price
Mailing Address 3857 S. Shades
Creek Rd.
Hoover, AL 35244

Property Address 3857 S. Shades
Creek Rd.
Hoover AL
35244

Date of Sale 4-26-13
Total Purchase Price \$ 245,000.
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, 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 4/26/13

Print Donald H. Price

Unattested _____

Sign _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF April, 2013.

COUNTY OF SHELBY



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Shelby Cnty Judge of Probate, AL
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NOTARY PUBLIC