

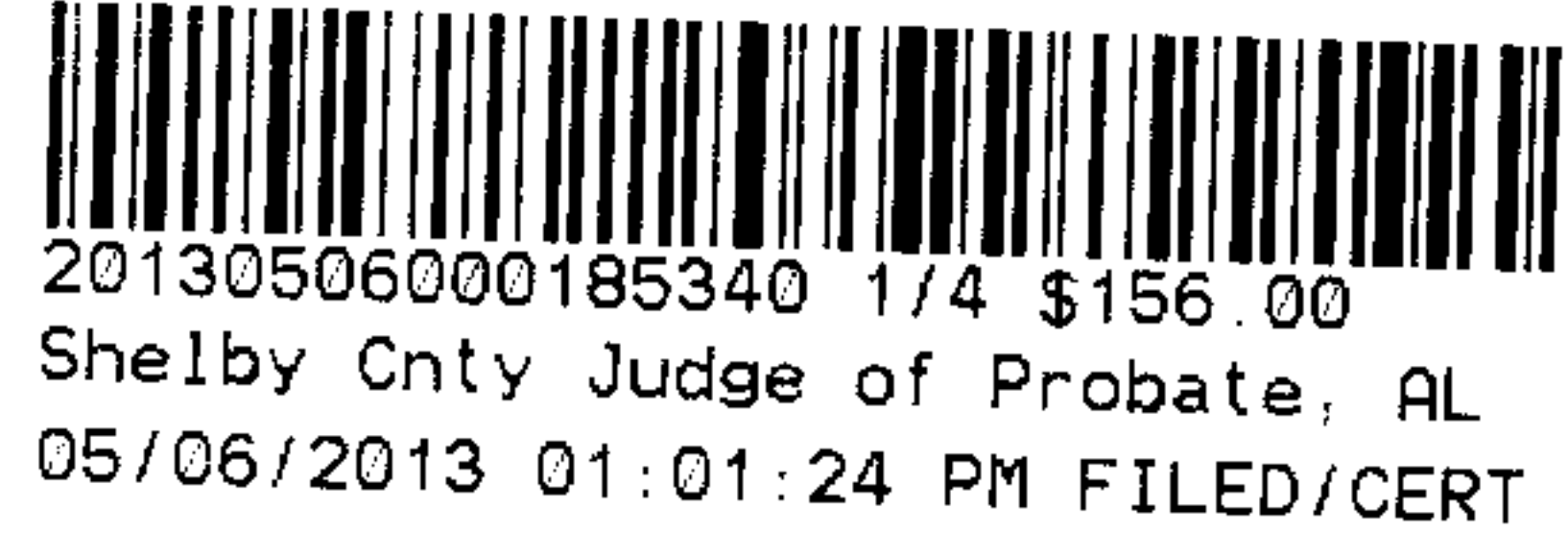
Send tax notice to:

J.P. THOMAS, JR.
4552 GUILFORD CIRCLE
BIRMINGHAM, AL 35242

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

2013190



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTEEN THOUSAND and 00/100 Dollars (\$217,000.00) in hand paid to the undersigned, JENNIFER C. TRAVIS, An Unmarried Woman and JESSLYNN CAGLE, An Unmarried Woman (hereinafter referred to as "Grantors") by J.P. THOMAS, JR. and JANICE C. THOMAS (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 115, ACCORDING TO THE FINAL PLAT OF GREYSTONE FARMS,
GUILFORD PLACE, PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105, 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.
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 ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
5. EASEMENTS OR OTHER USES OF THE LAND NOT VISIBLE FROM THE SURFACE, OR EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
7. BUILDING LINES, RIGHT OF WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY AFFECTING THE LAND.
8. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST. NO. 1998-5153 AND INST. NO. 1998-22042 IN THE PROBATE OFFICE.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
10. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1995-16401 AND AMENDED IN INST. NO. 1996-1432 AND INST. NO. 1996-21440.
11. RESTRICTIVE COVENANT AND GRANT OF LAND EASEMENT IN INST. NO. 1997-19421 AS RECORDED IN THE PROBATE OFFICE.


12. AMENDED AND RESTATED RESTRICTIVE COVENANTS IN BOOK 265, PAGE 96 AS RECORDED IN THE PROBATE OFFICE.
13. AGREEMENT WITH SHELBY CABLE, AS RECORDED IN BOOK 350, PAGE 545 IN THE PROBATE OFFICE.
14. AGREEMENT FOR WATER SERVICE, AS RECORDED IN BOOK 235, PAGE 574 AND MODIFIED IN INST. NO. 1992-20786 AND INST. NO. 1993-20840 IN THE PROBATE OFFICE.
15. DEVELOPMENT AGREEMENT AS RECORDED IN INST. NO. 1994-22318 IN THE PROBATE OFFICE.
16. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER WORKS BY INSTRUMENT RECORDED IN INST. NO. 1995-11637 IN THE PROBATE OFFICE.
17. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS SHOWN ON RECORDED INST. NO. 1995-7422 IN THE PROBATE OFFICE.
18. RECIPROCAL EASEMENT AGREEMENT AS SHOWN AND RECORDED IN INST. 1995-16400 IN THE PROBATE OFFICE.
19. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 1995-16403, IN THE PROBATE OFFICE.
20. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 12, PAGE 845, AMENDED IN MISC. BOOK 15 PAGE 845; MISC. BOOK 12, PAGE 852 AND AMENDED IN MISC. BOOK 15 PAGE 840 AND MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE.
21. RIGHT OF WAY GRANTED TO ALABAMA POWER CO. BY INSTRUMENT RECORDED IN INST. NO. 19097-19421 AND VOLUME 4719 PAGE 196 IN THE PROBATE OFFICE.
22. RIGHTS OF OTHERS TO USE OF HUGH DANIEL DRIVE AS DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 301, PAGE 799 IN THE PROBATE OFFICE.

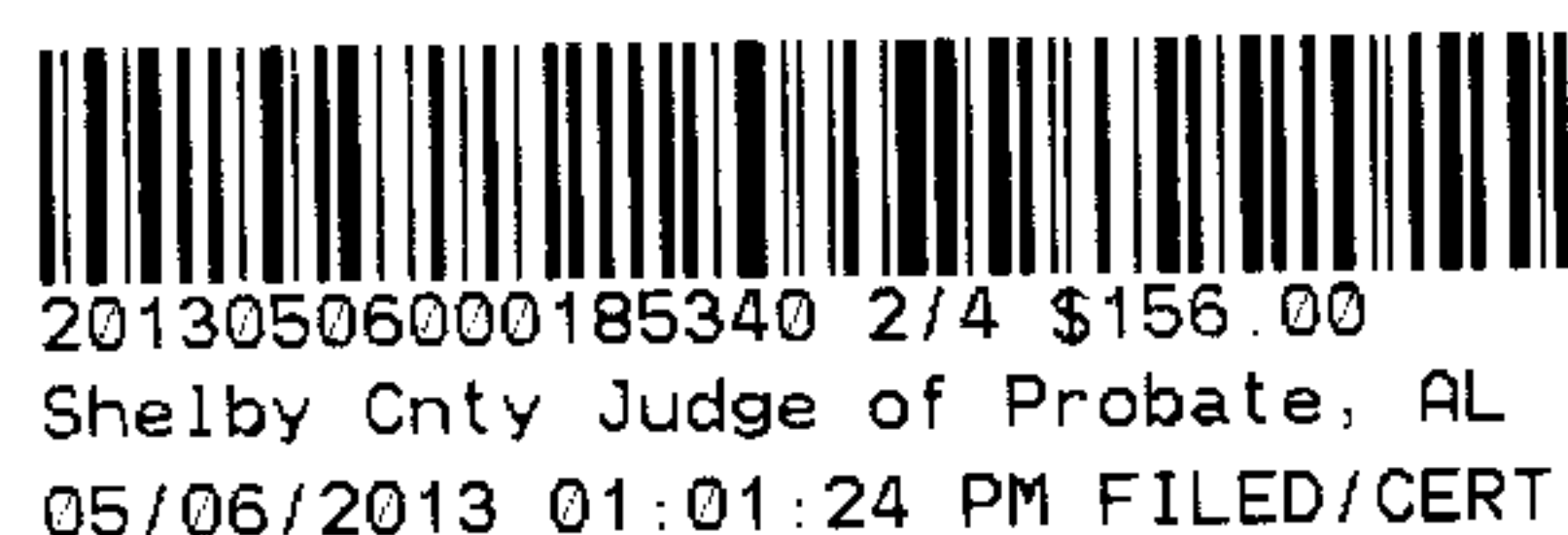
\$82,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.


JENNIFER C. TRAVIS

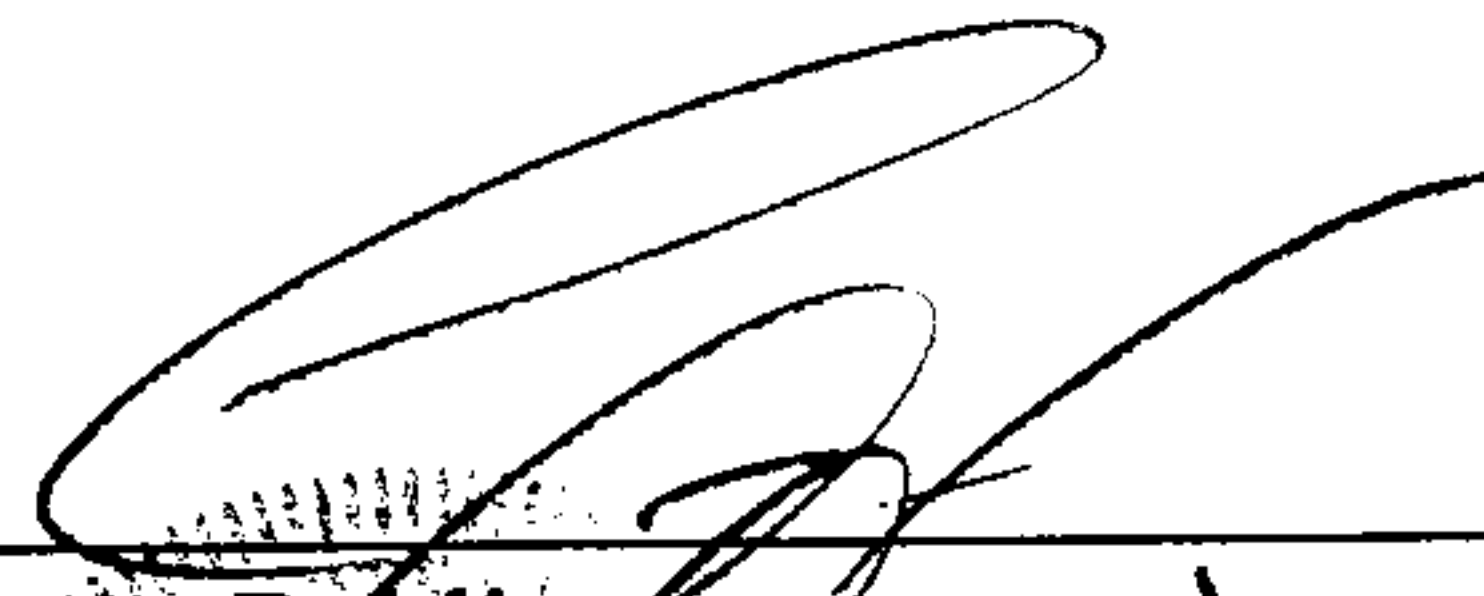

By and through her attorney in fact, Jennifer C. Travis
JESSLYNN CAGLE
BY AND THROUGH HER ATTORNEY IN
FACT, JENNIFER C. TRAVIS

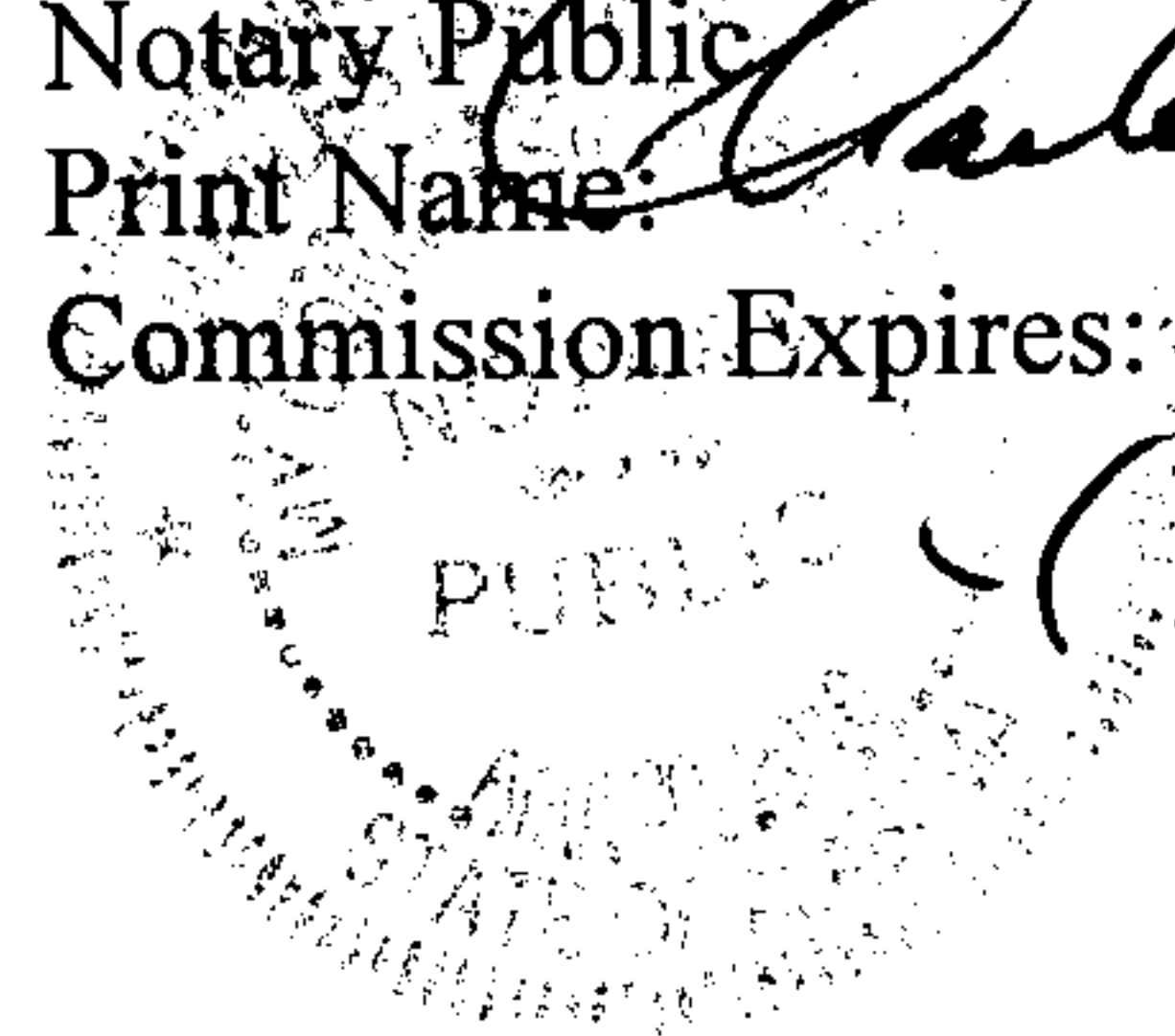


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER C. TRAVIS, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

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

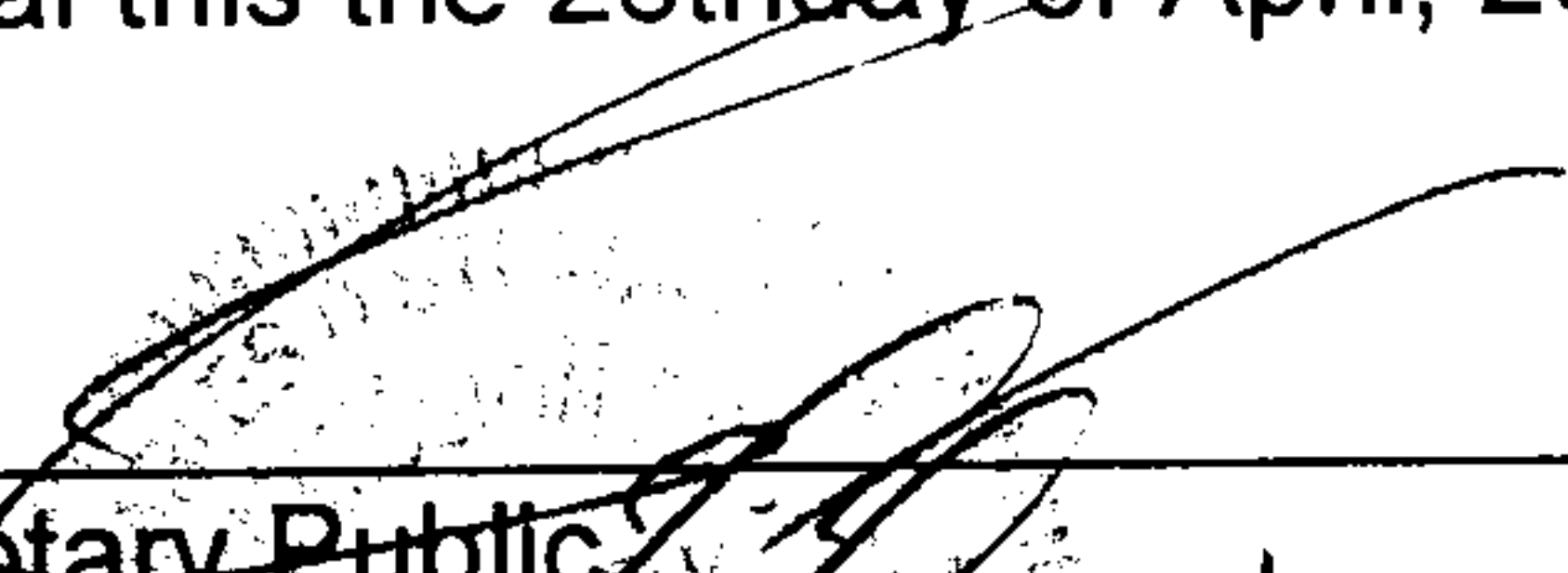


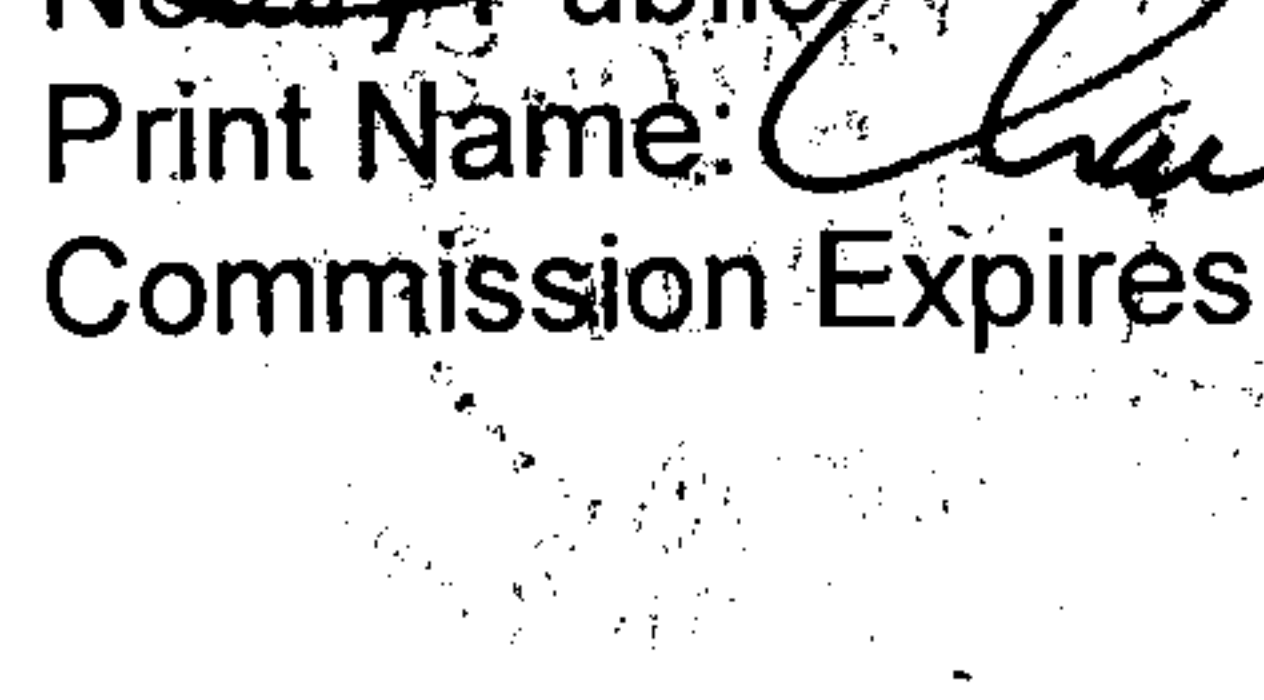
Notary Public
Print Name: Charles J. Stewart, Jr.
Commission Expires: 4-30-16



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER C. TRAVIS, whose name as Agent and Attorney in Fact for JESSLYNN CAGLE, 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 JESSLYNN CAGLE 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: Charles J. Stewart, Jr.
Commission Expires: 4-30-16



20130506000185340 3/4 \$156.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:24 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
Mailing Address

Jennifer C. Travis

Grantee's Name
Mailing Address

J. P. Thomas Jr.
4552 Guilford Cir.
Birmingham
AL 35242

Property Address

4552 Guilford Circle
Birmingham
AL
35242

Date of Sale

4-26-13

Total Purchase Price \$

217,000

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

J. P. Thomas, Jr.

Unattested

(Verified by)

Sign

J. P. Thomas Jr.

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

NOTARY

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

26 DAY OF

COUNTY OF SHELBY

2013.



20130506000185340 4/4 \$156.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:24 PM FILED/CERT

NOTARY PUBLIC