

Send tax notice to:

RONALD STAPP
5912 FOREST LAKES COVE
STERRETT, AL, 35147

STATE OF ALABAMA
Shelby COUNTY

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

2013197



20130506000186110 1/3 \$158.00
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:09 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) in hand paid to the undersigned, JOHN FERRELL McINNISH, JR. AND JENNIFER B. McINNISH, Husband and Wife (hereinafter referred to as "Grantors") by RONALD STAPP (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 442, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGE 122, A, B, C, 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. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, LIENS, OR ENCUMBRANCES, OR CLAIMS THEREOF, NOIT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
5. ANY MINERAL OR MINERAL RIGHTS LASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323 AND BOOK 236, PAGE 829.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
9. RIGHT OF WAY TO SHELBY COUNTY.
10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FASVOR OF ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050204000058230.
11. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20061129000617500; RE-RECORDED IN INSTRUMENT NO. 2005121600650920 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT NO.

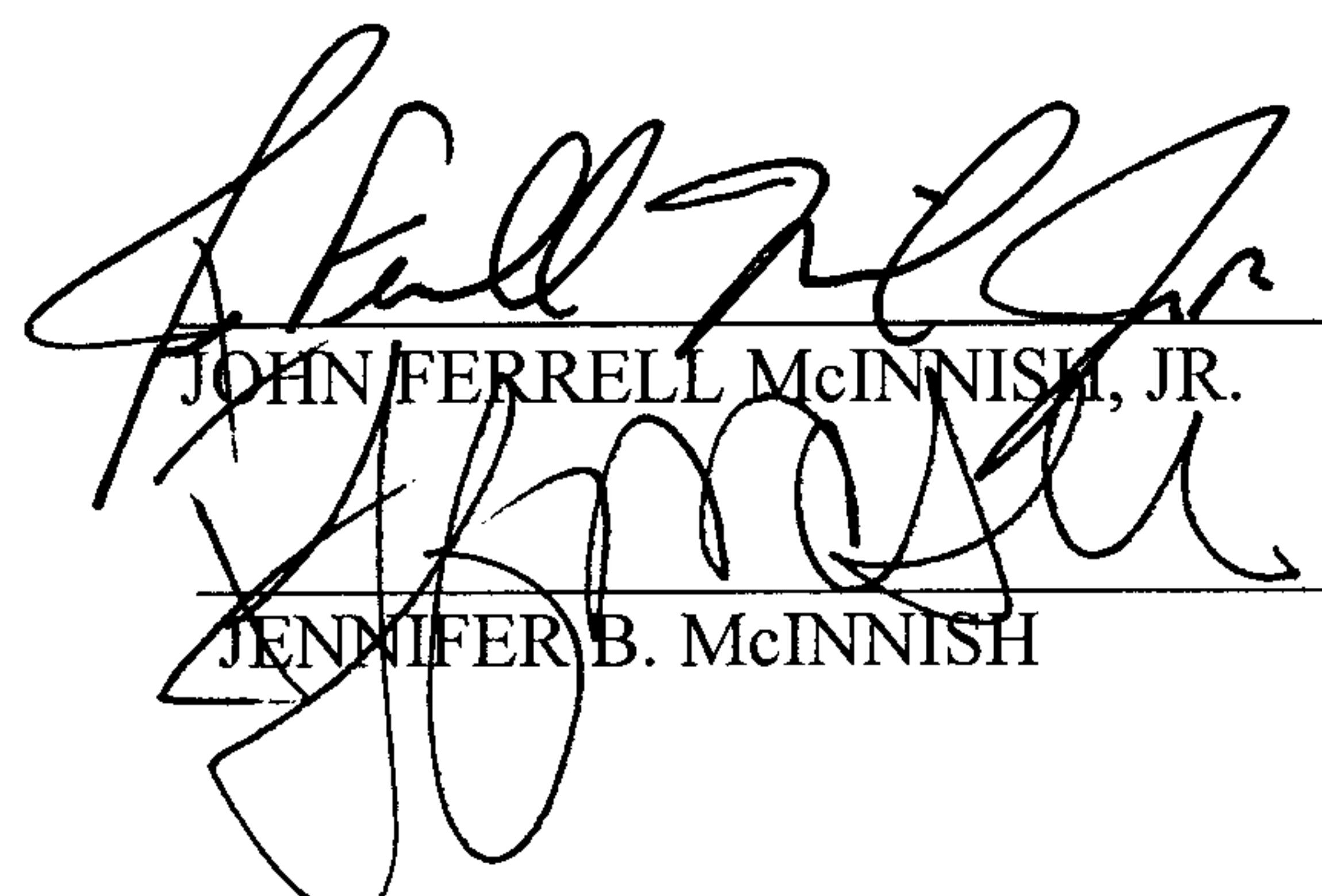
2009011600014950, BUT DELETING AND RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.

12. SEWER SERVICE AGREEMENT AS RECORDED IN INSTRUMENT NO. 20121102000422220.

\$ -0- 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 Grantee, 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 1st day of May, 2013.



JOHN FERRELL McINNISH, JR.
JENNIFER B. McINNISH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN FERRELL McINNISH, JR. and JENNIFER B. McINNISH, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2013.

Notary Public
Print Name: Charles S. Stewart Jr.
Commission Expires: 05/30/2016



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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
Mailing Address

John Ferrill McCormick

Grantee's Name
Mailing Address

Ronald J. Stapp
5912 Forest Lake
Cave
Skinney, AL 35147

Property Address

5912 Forest Lake Cave
SKINNEY
AL
35147

Date of Sale 5-1-13
Total Purchase Price \$ 140,000.00
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 - 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 5/1/13

Print

Ronald J. Stapp

Unattested

Sign

Ronald J. Stapp (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

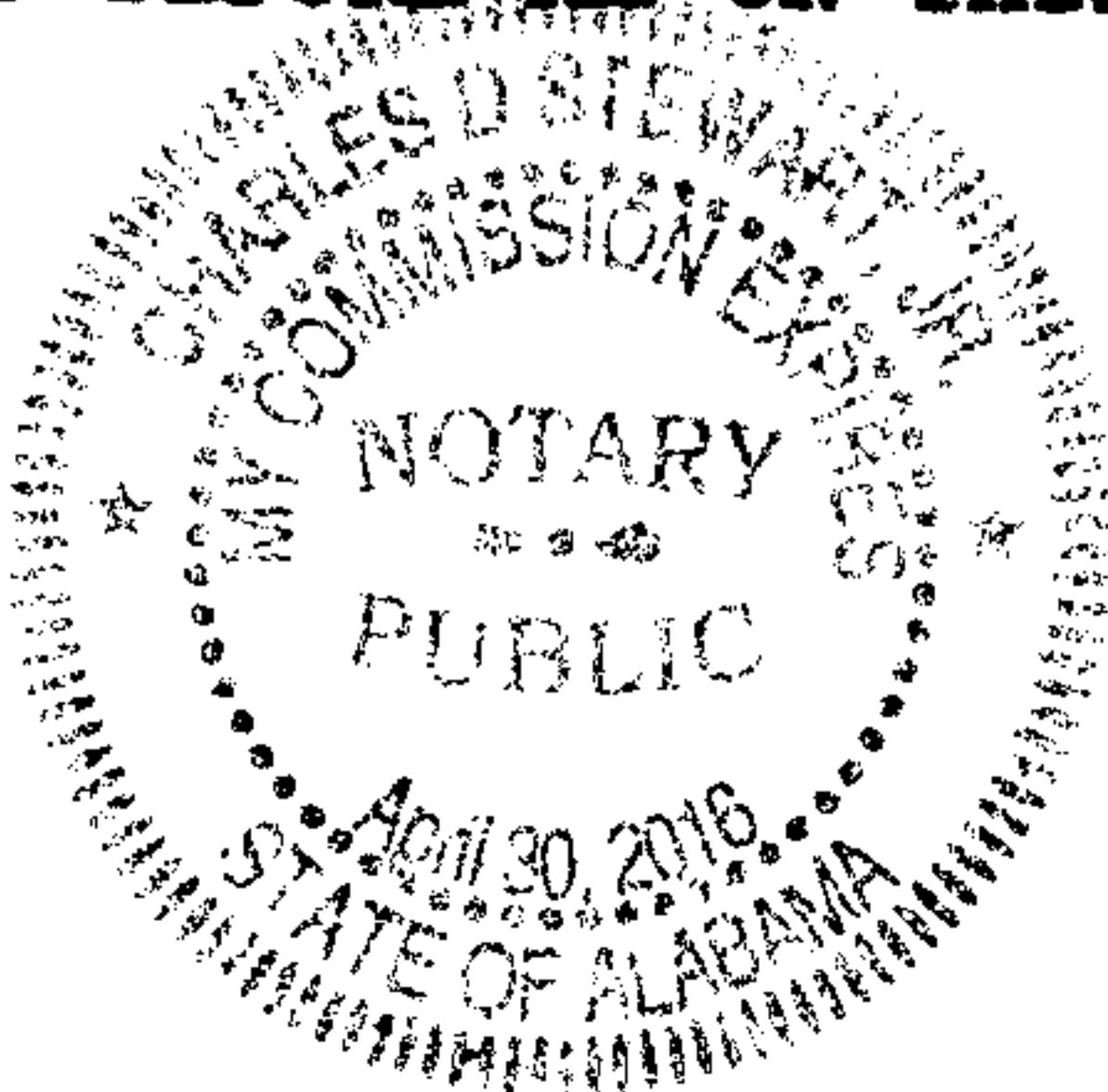
2013.

COUNTY OF SHELBY

DAY OF

May

NOTARY PUBLIC



20130506000186110 3/3 \$158.00
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