

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jerry K. Hunt & Marilyn L. Hunt
786 Beersheba Road
Columbus, MS 39707

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Nine Thousand No/00 Dollars (\$39,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Edwin D. Stowell, III and wife, Mary S. Stowell, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jerry K. Hunt and Marilyn L. Hunt, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 2013.

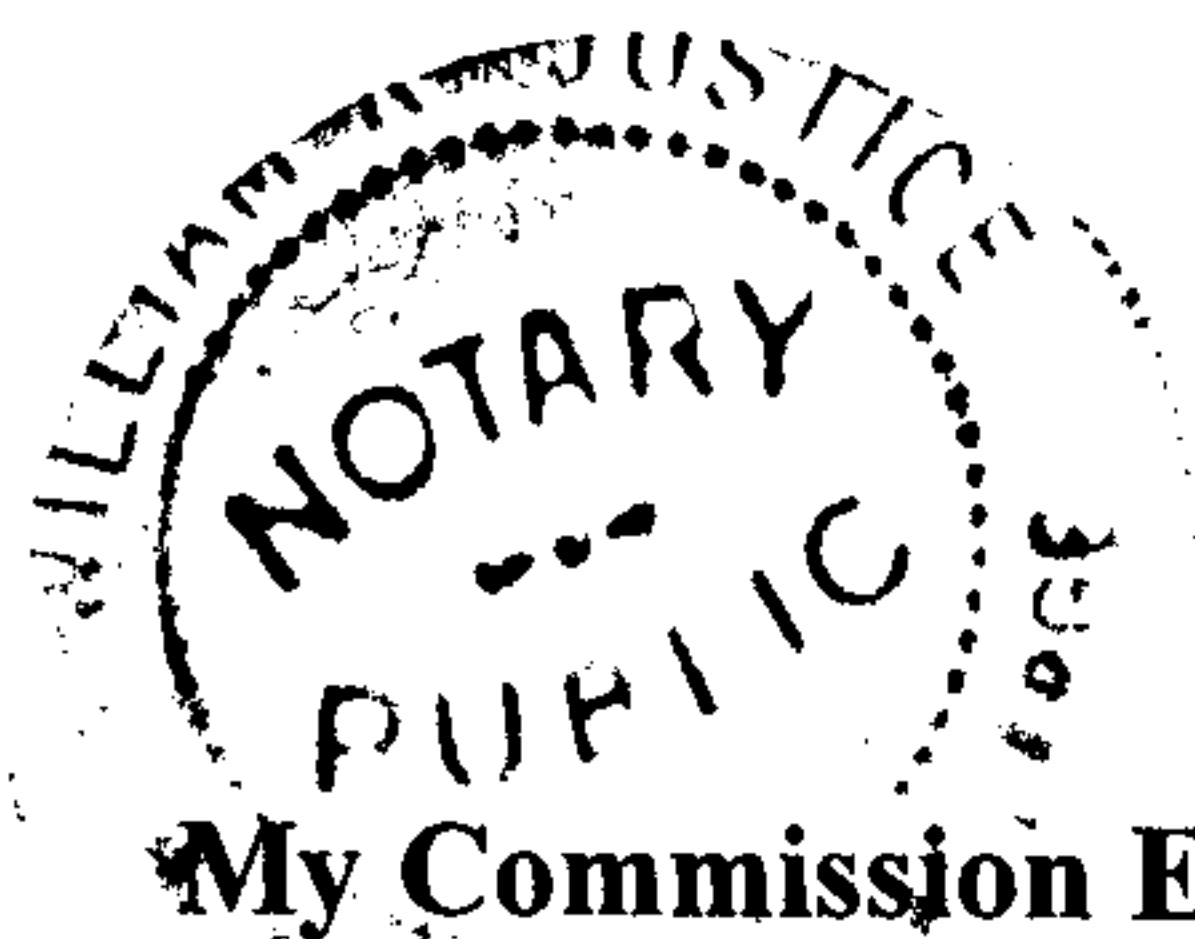
Edwin D. Stowell, III
Edwin D. Stowell, III

Mary S. Stowell
Mary S. Stowell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edwin D. Stowell, III and Mary S. Stowell, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 6th day of May, 2013.



My Commission Expires: 9/12/15

William R. Justice
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the NE corner of Section 3, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama; thence South 88 degrees 37 minutes 43 seconds West, a distance of 14.55 feet; thence South 00 degrees 56 minutes 27 seconds West, a distance of 464.80 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 210.00 feet; thence South 89 degrees 05 minutes 05 seconds West, a distance of 628.24 feet; thence North 01 degree 09 minutes 00 seconds West, a distance of 209.89 feet; thence North 89 degrees 05 minutes 05 seconds East, a distance of 635.91 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.
According to the survey of Rodney Shiflett, dated August 9, 2007.


20130507000187850 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/07/2013 09:45:44 AM FILED/CERT

ED Sta
MSH

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Edwin D. Stowell & Mary S. Stowell
Mailing Address 116 Wisteria Drive
Chelsea, AL 35043

(Buyer)

Grantee's Name Jerry K. Hunt & Marilyn L. Hunt
Mailing Address 786 Beersheba Road
Columbus, MS 39707

Property Address: 98 Quail Ridge Road
Wilsonville, AL 35186

Date of Sale 5/6/13

Total Purchase Price \$ 39,000.00

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
☐ 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 5/6/13

Sign. Edwin D. Stowell III
(Grantor/Grantee/Owner/Agent) circle one

Print Edwin D. Stowell III

☐ Unattested

(Verified by)