

Address of Grantor(s):
P. O. BOX 397
ONEONTA, AL 35121

Address of Grantee(s) and address for tax statement:

Property Address:
21 HAVEN HILL LANE
STERRETT, AL 35147

By executing this instrument, the undersigned certify that the consideration referred to herein is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, Code of Alabama 1975. The undersigned further understand that any false statement as to purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1(h) Code of Alabama, 1975.

This instrument prepared by DAVID LEE JONES, attorney, 2305 Worth St., P.O. Box 940, Guntersville, AL 35976, (256) 582-0588. Unless separately contracted, the draftsman makes no warranties as to the sufficiency of the interest conveyed.

STATE OF ALABAMA - SHELBY COUNTY – STATUTORY WARRANTY DEED

KNOW ALL MEN, in consideration of One Hundred Eight Two Thousand and no/100 Dollars (\$182,000.00), plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE HOMETOWN BANK OF ALABAMA, a corporation, herein GRANTOR, does hereby grant, bargain, sell and convey unto TRACY CALAMAS, herein GRANTEE, heirs and/or assigns, the following described real property:

Beginning at a cross "X" described in the concrete of an existing bridge which is the southwest corner of the southeast quarter of the southeast quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama and run thence N 00°13'22" W along the west line of said quarter-quarter section a distance of 1, 289.99 feet to a set rebar corner on the southeasterly margin of Shelby County Highway No. 55; thence run N 44° 12'05" E along said margin of said highway a distance of 95.27 feet to a set rebar corner on the same said southeasterly margin of said Highway 55 and the north line of said southeast quarter of the southeast quarter of said Section 5; thence run S 89°32'11" E along said north line of said quarter-quarter section a distance of 659.39 feet to a found rebar corner on the west margin of a public dirt surfaced roadway in a curve to the left having a central angle of 49°01'31" and a radius of 548.17 feet; thence run south and easterly along the arc of said roadway curve an arc distance of 569.05 feet to a rebar corner; thence run S 4°42'03" W a distance of 1,350.84 feet to the point of beginning, containing 17.74 acres more or less, and subject to any and all easements, agreements, restrictions, limitations and/or omissions of probated record, regulation and /or applicable law. (w2j\33349)

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2013, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, restrictions, covenants running with the land, easements or encroachments or other matters or defects shown by a survey of the property herein conveyed.



20130530000221270 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 03:39:52 PM FILED/CERT

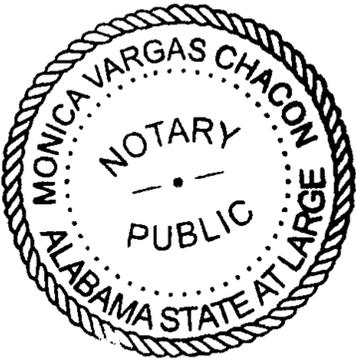
C. Subject to any and all redemptive rights under the laws of the State of Alabama pursuant to the Mortgage Foreclosure Deed dated February 27, 2013, and recorded February 27, 2013, in Instrument Number 20130227000082720, in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE, heirs and/or assigns, as aforesaid.

And said GRANTORS, its successors and assigns, hereby covenant and agree with said GRANTEE, heirs and/or assigns, that it will warrant and defend the above property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the GRANTORS, its successors and assigns, but not otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by Thomas E. Carroll as Vice President who is duly authorized on this the 3rd day of May, 2013.



THE HOMETOWN BANK OF ALABAMA,
A CORPORATION

Thomas E. Carroll
BY: _____
AS: Vice President

STATE OF ALABAMA

CORPORATE ACKNOWLEDGMENT

BLOUNT COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Thomas E. Carroll, as Vice President, of THE HOMETOWN BANK OF ALABAMA, a corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal on this the 3rd day of May, 2013.

Monica Vargas Chacon
NOTARY PUBLIC
My Commission Expires: March 1, 2016

20130530000221270 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 03:39:52 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 Hometown Bank of AL
Mailing Address PO Box 397
Oneonta, AL 35121

Grantee's Name TRACY Calamas
Mailing Address 21 Haven Hill Ln
Steerett, AL 35147

Property Address 21 Haven Hill Ln
Steerett, AL 35147

Date of Sale May 3, 2013
Total Purchase Price \$ 182,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130530000221270 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 03:39:52 PM FILED/CERT

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 _____

Print W Jason Ingram

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one