

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Timothy Brian Mayhall and Tamara Leigh
Mayhall
3048 Thrasher Lane
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20130603000225610 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
06/03/2013 01:33:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Seven Thousand Four Hundred And No/100 Dollars (\$227,400.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Mary Ellen Calhoun, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy Brian Mayhall and Tamara Leigh Mayhall (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 12, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Sixteen Thousand Thirty And No/100 Dollars (\$216,030.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 29, 2013.

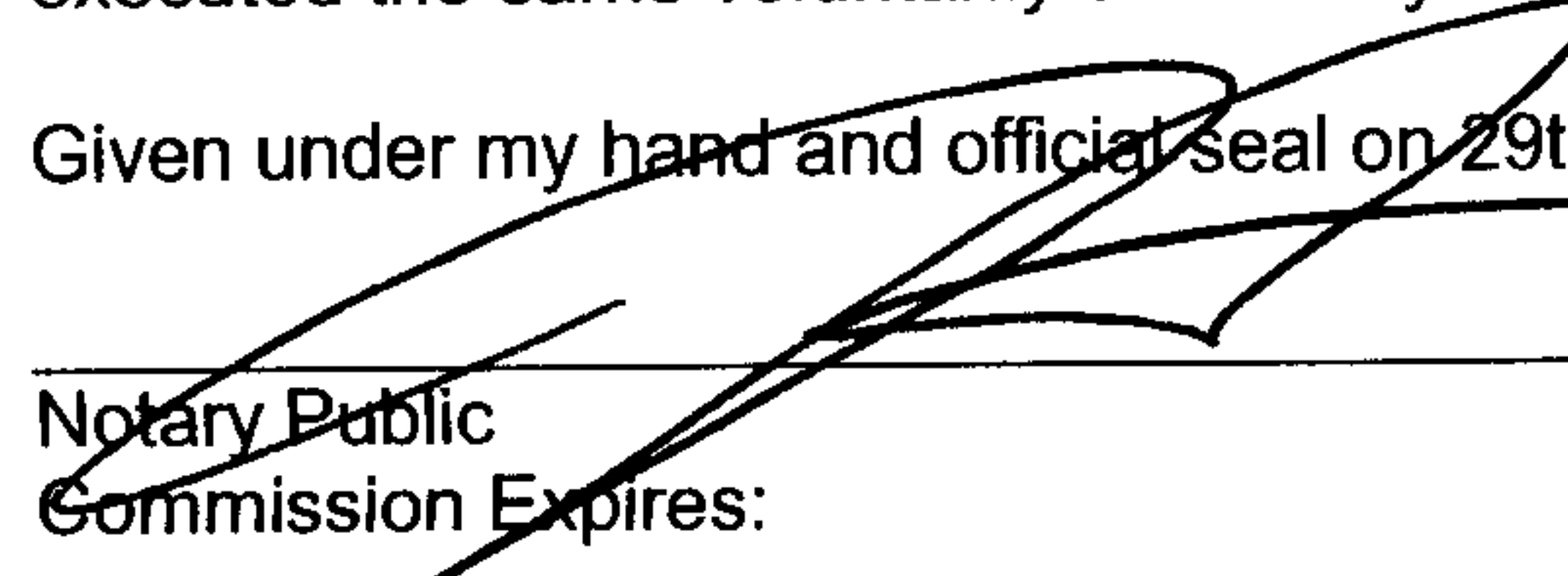

Mary Ellen Calhoun

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$11.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ellen Calhoun whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 29th day of May, 2013.


Notary Public
Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

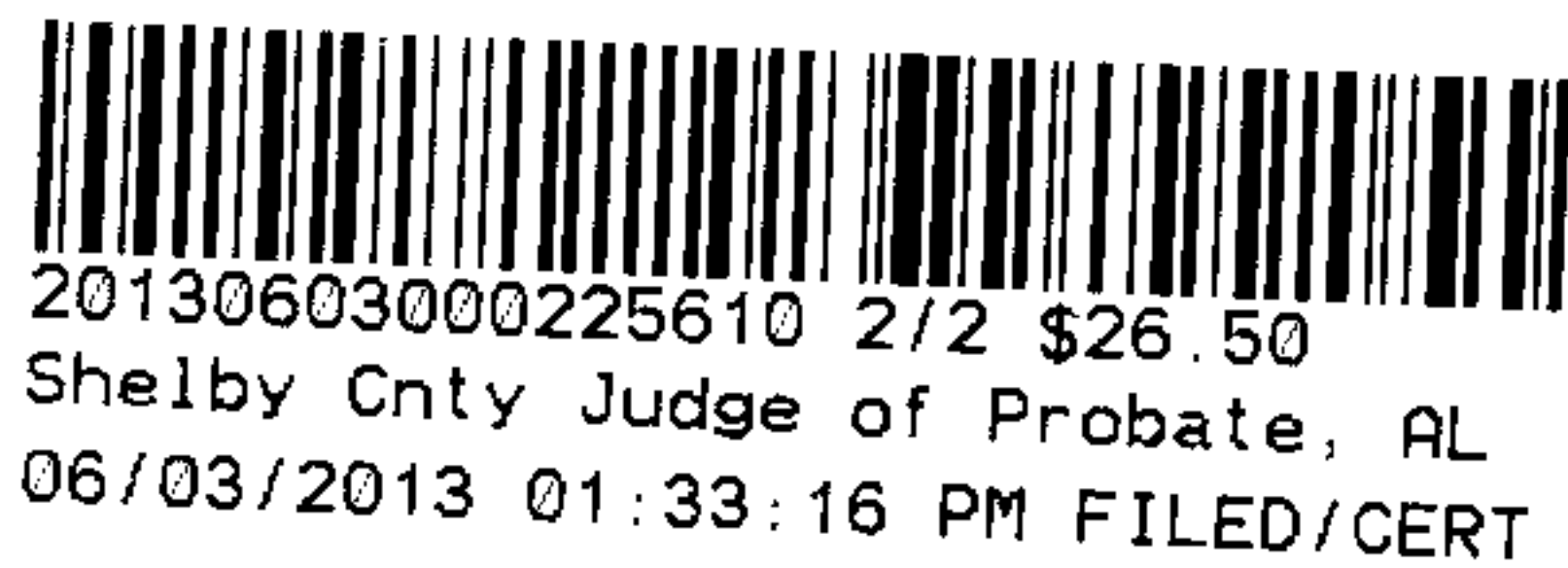
Grantor's Name Mary Ellen Calhoun
Mailing Address 3048 Thrasher Lane
Hoover, AL 35244

Grantee's Name Timothy Brian Mayhall and Tamara
Leigh Mayhall
Mailing Address 1623 Oxmoor Road
Homewood, AL 35209

Property Address 3048 Thrasher Lane
Hoover, AL 35244

Date of Sale May 29, 2013
Total Purchase Price \$227,400.00

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 - Mary Ellen Calhoun, 3048 Thrasher Lane, Hoover, AL 35244.

Grantee's name and mailing address - Timothy Brian Mayhall and Tamara Leigh Mayhall, 1623 Oxmoor Road,
Homewood, AL 35209.

Property address - 3048 Thrasher Lane, Hoover, AL 35244

Date of Sale - May 29, 2013.

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: May 29, 2013

Sign James Steen
Agent