

This instrument prepared by:

John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:

Donald G. Honaker and Christina L.
Honaker
104 Indian Landing Road
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20130603000225650 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
06/03/2013 01:33:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars (\$205,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Elisa A. Ledbetter, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donald G. Honaker and Christina L. Honaker (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 44, according to the survey of IndianCreek Phase III, as recorded in Map Book 15, Page 74, in the Probate Office of Shelby County, Alabama.

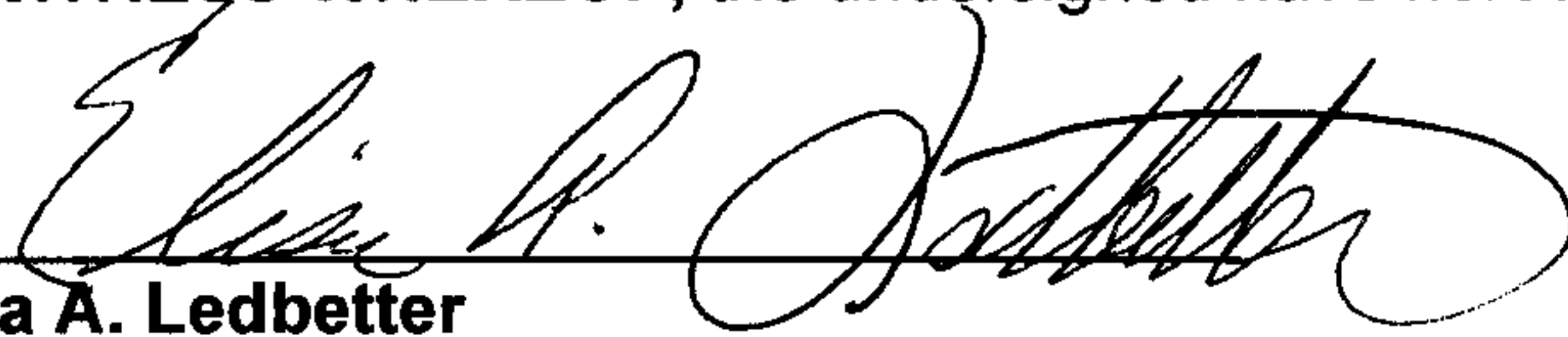
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Seventy-Seven Thousand One Hundred Eighty-Seven And No/100 Dollars (\$177,187.00) 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 16, 2013.


Elisa A. Ledbetter

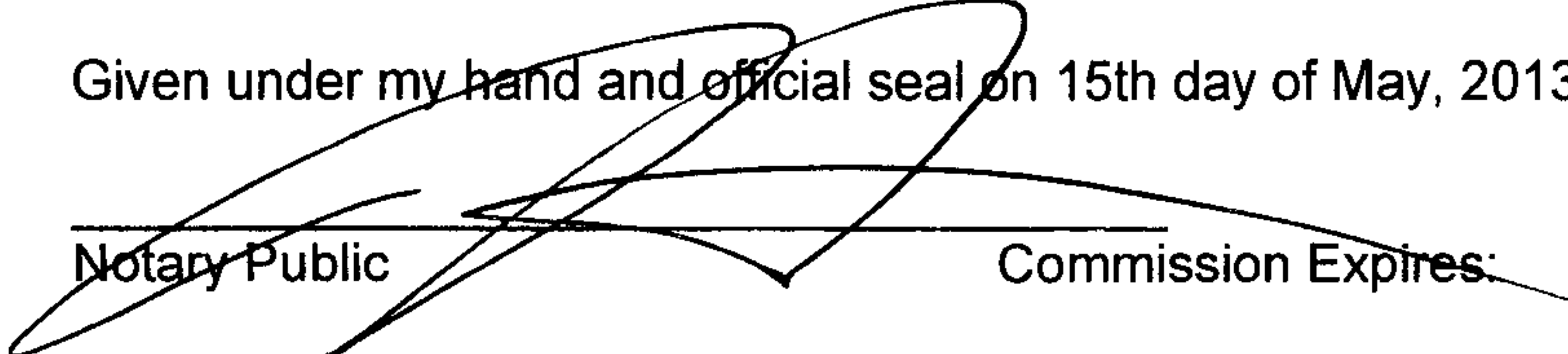
Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$28.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elisa A. Ledbetter who are known to me and have 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 15th day of May, 2013.


Notary Public

Commission Expires:

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

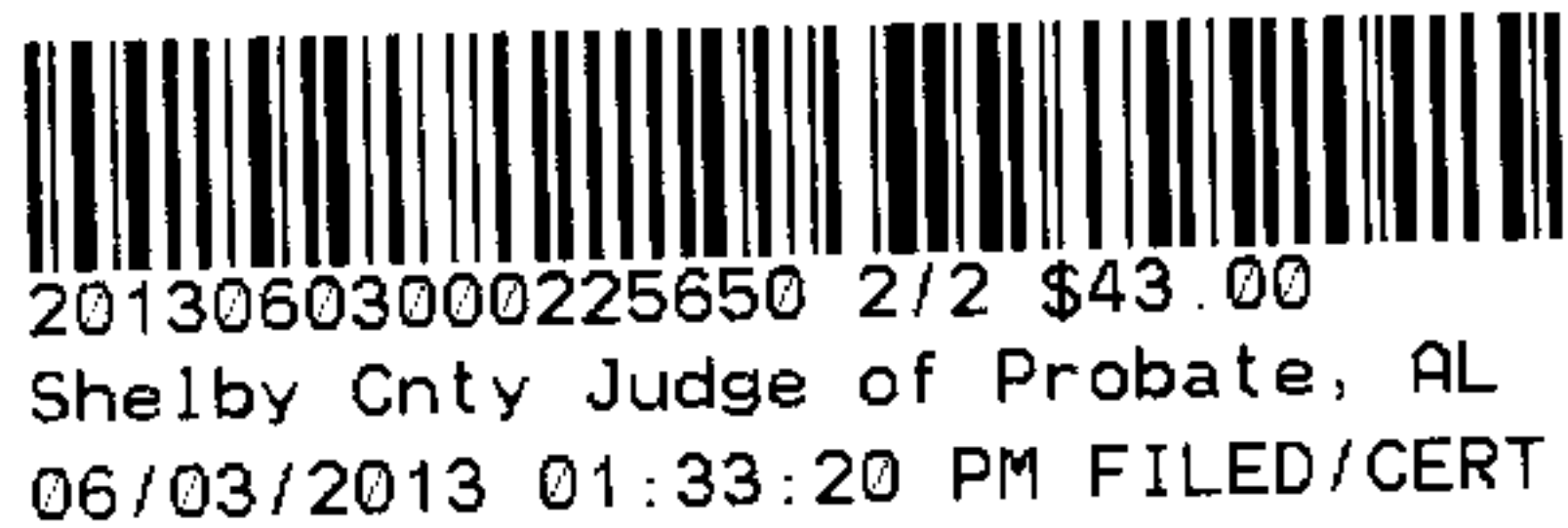
Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Elisa A. Ledbetter
Mailing Address 104 Indian Landing Road
Pelham, AL 35124

Grantee's Name Donald G. Honaker and Christina L.
Honaker
Mailing Address _____

Property Address 104 Indian Landing Road
Pelham, AL 35124

Date of Sale May 20, 2013
Total Purchase Price \$205,000.00



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 - Elisa A. Ledbetter, 104 Indian Landing Road, Pelham, AL 35124.

Grantee's name and mailing address - Donald G. Honaker and Christina L. Honaker, , .

Property address - 104 Indian Landing Road, Pelham, AL 35124

Date of Sale - May 20, 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 20, 2013

Sign

Agent