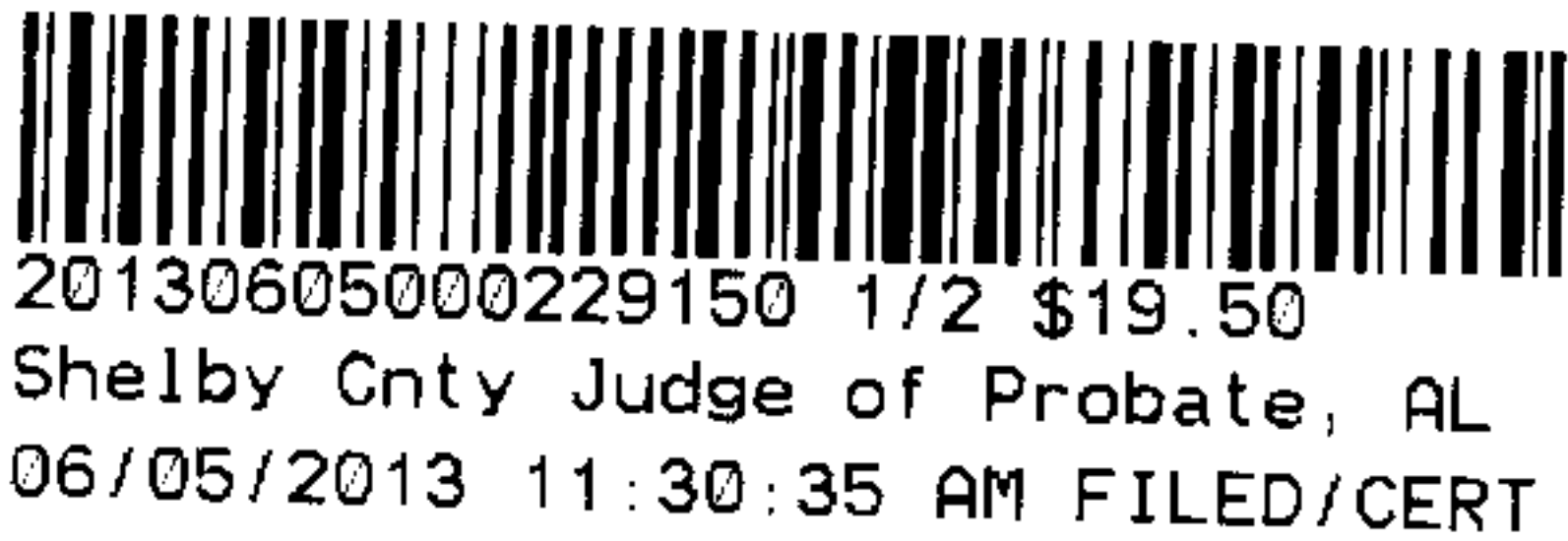


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jamie R. Gordon
165 Pin Oak Drive
Chelsea, AL 35043

WARRANTY DEED



STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars (\$220,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Beverly S. Wallace, formerly known as Beverly Ann Sykes, and Todd R. Wallace, as wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jamie R. Gordon and Patrick B. Gordon (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 244, according to the Survey of Yellowleaf Ridge Estates, 2nd Sector, as recorded in Map Book 21, Page 93, 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.

Two Hundred Fifteen Thousand Nine Hundred Seventy And No/100 Dollars (\$215,970.00) 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 31, 2013.

Beverly S. Wallace

Todd R. Wallace

Shelby County, AL 06/05/2013
State of Alabama
Deed Tax: \$4.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly S. Wallace and Todd R. Wallace, whose names 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 on the day same bears date.

Given under my hand and official seal on the 31st day of May, 2013.

Notary Public
Commission Expires:

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

Grantor's Name Beverly S. Wallace

Grantee's Name Jamie R. Gordon

Mailing Address 165 Pin Oak Drive
Chelsea, AL 35043

Mailing Address 530 Forest Lakes Drive
Sterrett, AL 35147

Property Address 165 Pin Oak Drive
Chelsea, AL 35043

Date of Sale May 31, 2013

Total Purchase Price \$220,000.00

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 - Beverly S. Wallace, 165 Pin Oak Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Jamie R. Gordon, 530 Forest Lakes Drive, Sterrett, AL 35147.

Property address - 165 Pin Oak Drive, Chelsea, AL 35043

Date of Sale - May 31, 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 with 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 31, 2013

Sign


Agent

