


**This instrument is prepared by:**

David F. Ovson  
2008 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

Robin R. Chambers  
128 Belvedere Drive  
Birmingham, AL 35242

**WARRANTY DEED**

  
20130606000231220 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
06/06/2013 12:16:56 PM FILED/CERT

**STATE OF ALABAMA**

)

**JEFFERSON COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Thirty Three Thousand Five Hundred And No/100 Dollars (\$233,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, Robert C. McClain and Nancy C. McClain, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robin R. Chambers, all of our right, title and interest in the following described real estate, situated in Jefferson County, Alabama.

Lot 12, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

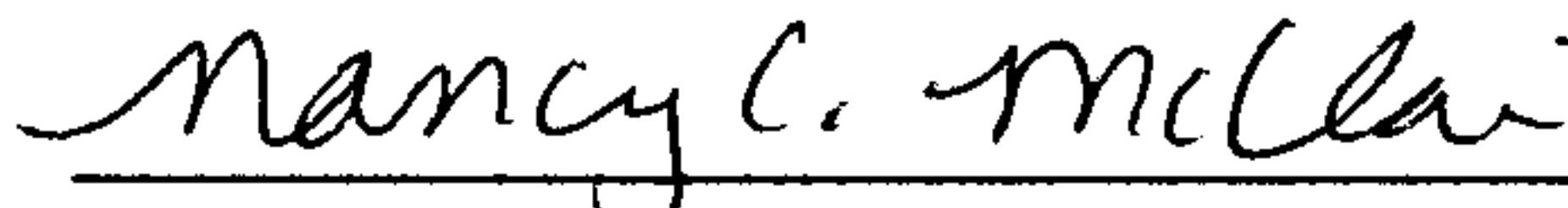
Two Hundred Twenty One Thousand Eight Hundred Twenty Five and No/100 Dollars (\$221,825.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**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.

**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 30, 2013.

  
Robert C. McClain

  
Nancy C. McClain

Shelby County, AL 06/06/2013  
State of Alabama  
Deed Tax: \$12.00

**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

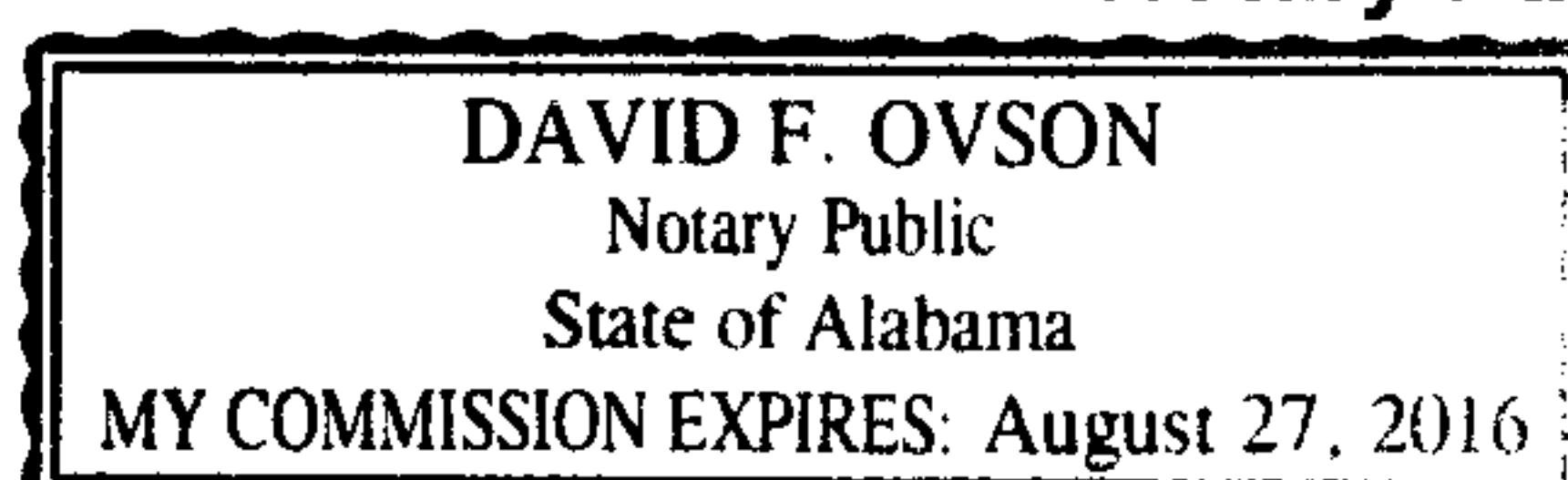
I, the undersigned, a Notary Public in and for said state and county, hereby certify that Robert C. McClain and Nancy C. McClain whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of May, 2013.



**Notary Public**

My 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	Robert C. McClain and Nancy C. McClain	Grantee's Name	Robin R. Chambers
Mailing Address	128 Belvedere Drive Birmingham, AL 35242	Mailing Address	1075 Eagle Hollow Drive Birmingham, AL 35242
Property Address	128 Belvedere Drive Birmingham, AL 35242	Date of Sale	May 30, 2013
		Total Purchase Price	\$233,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Robert C. McClain and Nancy C. McClain, 128 Belvedere Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Robin R. Chambers, 1075 Eagle Hollow Drive, Birmingham, AL 35242.

Property address - 128 Belvedere Drive, Birmingham, AL 35242

Date of Sale - May 30, 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 30, 2013

Sign \_\_\_\_\_ Agent



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