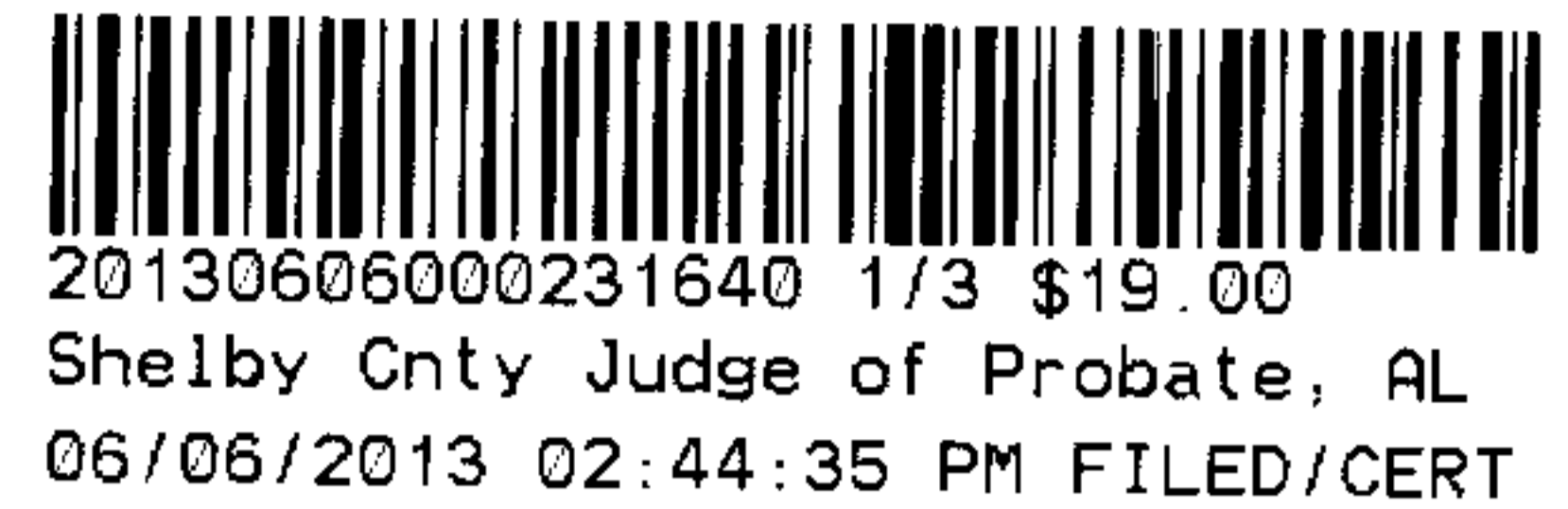


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Adrianna K. Fiveash
200 Lorrin Lane
Sterrett, Alabama 35147



WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this June 3, 2013, That for and in consideration of **ONE HUNDRED SIXTY THOUSAND AND NO/100 (\$160,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **BELLE G. THOMPSON, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ADRIANNA K. FIVEASH and JASON FIVEASH**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 48A, according to a Resurvey of Lots 45-50 and 81-82, The Villages of Westover Sector 1, as recorded in Map Book 41, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 41, Page 65.
7. Easement to BellSouth, as recorded in Instrument 20061023000454770, in the Probate Office of Shelby County, Alabama.
8. Easement and Restrictions regarding Alabama Power Company, recorded in Instrument 20070517000229750 in the Probate Office of Shelby County, Alabama.
9. Covenants, Agreements and Release of Damages as recorded in Instrument 20070927000454700, in the Probate Office of Shelby County, Alabama.
10. Declaration of Protective Covenants recorded in Instrument 2008010900013350, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded Instrument 20060329000146670 and Instrument 20060329000146680, in the Probate Office of Shelby County, Alabama.
12. Release of Damages, Mineral and mining rights and rights incident thereto, conditions, covenants, restrictions recorded in Instrument 20070927000454770, in the Probate Office of Shelby County, Alabama.

13. Release of Damages and Covenants as recorded in Instrument 20090406000123710, in the Probate Office of Shelby County, Alabama.

GRANTOR IS THE SOLE SURVIVOR OF THAT CERTAIN WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP FILED FOR RECORD IN INSTRUMENT 20091124000436160; SUSAN A. THOMPSON HAVING DIED ON NOVEMBER 9, 2011.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of June 3, 2013.

GRANTOR:


Belle G. Thompson

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Belle G. Thompson, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Belle G. Thompson executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of June 3, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015




20130606000231640 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/06/2013 02:44:35 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 Belle G Thompson
Mailing Address 200 Lorrin Lane
Sterrett AL 35147

Grantee's Name Adrianna K Fiveash
Mailing Address Jason Fiveash
200 Lorrin Lane
Sterrett AL 35147

Property Address 200 Lorrin Lane
Sterrett AL 35147

Date of Sale 6/3/13
Total Purchase Price \$ 160,000
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 - 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 CRYAN SANDS

Unattested Sign (Grantor/Grantee/Owner/Agent) circle one



20130606000231640 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/06/2013 02:44:35 PM FILED/CERT