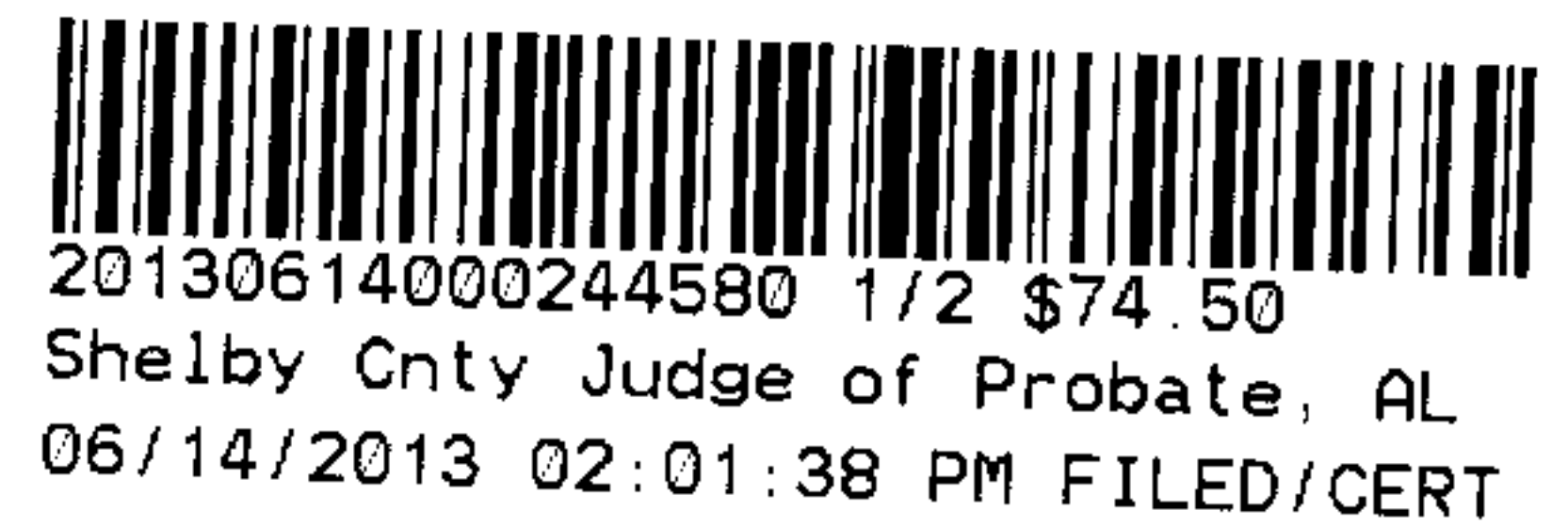


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Sandra Anne Sullivan
167 Cove Lane
Pelham, AL 35124



COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Seven Thousand Seven Hundred Fifty and 00/100 (\$197,750.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Carl F. Nelson, Sr and Frances Nelson, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sandra Anne Sullivan**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2853, according to a corrective Map of Weatherly Highlands, The Cove, Sector 28, Sector II, as recorded in Map Book 30, page 92, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$138,425.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of June, 2013.

Carl F. Nelson Sr.
Carl F. Nelson, Sr.
Frances Nelson
Frances Nelson

STATE OF ALABAMA)

COUNTY OF SHELBY)

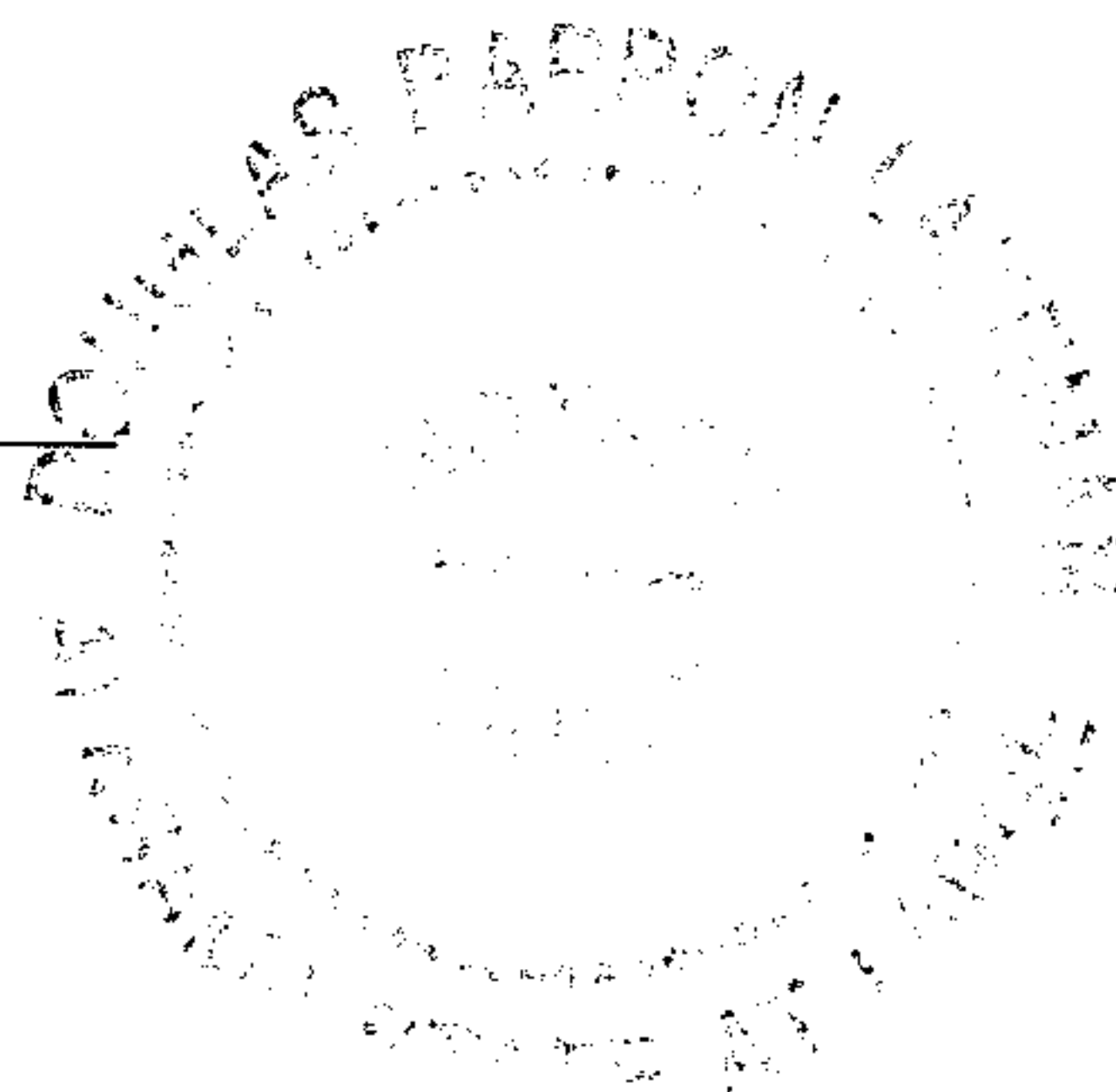
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carl F. Nelson, Sr. and Frances Nelson, HUSBAND AND WIFE whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of June, 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: 3.3.16

Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016



Shelby County, AL 06/14/2013
State of Alabama
Deed Tax: \$59.50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carl F. Nelson, Sr. Grantee's Name Sandra Anne Sullivan
 Mailing Address 167 Cove Lane Mailing Address 167 Cove Lane
Pelham, AL 35124 Pelham, AL 35124

Property Address 167 Cove Lane Date of Sale June 10th, 2013
Pelham, AL 35124 Total Purchase Price \$197,750.00
 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 - 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 June 10th, 2013

Print Carl F. Nelson, Sr.

Unattested

Sign

Carl F. Nelson Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130614000244580 2/2 \$74.50
 Shelby Cnty Judge of Probate, AL
 06/14/2013 02:01:38 PM FILED/CERT