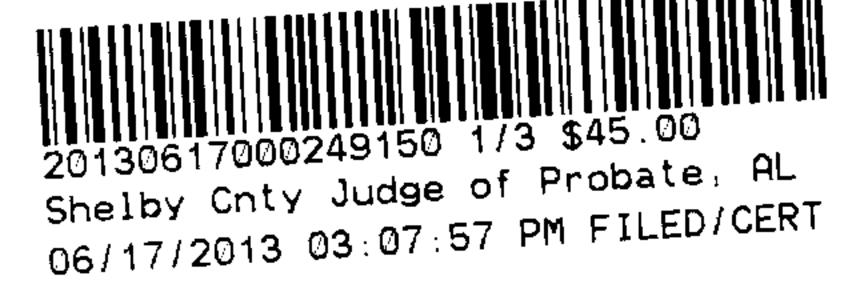
State of Alabama
County of Shelby

This instrument prepared by: Stewart & Associates, P.C. 3595 Grandview Pkwy, #645 Birmingham, Alabama 35243

WARRANTY DEED



## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) in hand paid to the undersigned **Terri O. Llinas and Joseph Llinas**, **Husband and Wife**, (hereinafter referred to as "Grantors"), by **Donald Scott Whitworth and Jean Shannon Whitworth** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 421, according to the Survey of Lake Forest, Fourth Sector, as recorded in Map Book 28, Page 93, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$273,348.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/17/2013 State of Alabama Deed Tax:\$27.00 IN WITNESS WHEREOF, Grantors Terri O. Llinas and Joseph Llinas have hereunto set their signatures and seals on June 12, 2013.

Terri O. Llinas

Joseph Llinas

201306170000249150 2/3 \$45.00 Shelby Cnty Judge of Probate, AL 06/17/2013 03:07:57 PM FILED/CERT

Joseph Fleir

## STATE OF ALABAMA COUNTY OF JEFFERSON

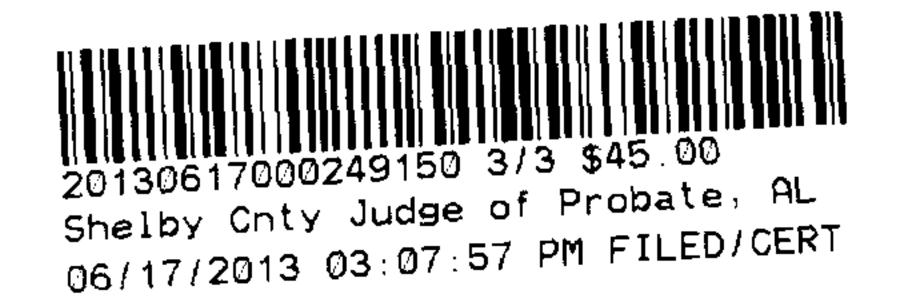
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri O. Llinas and Joseph Llinas, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 2013.

(NOTARIAL SEAL)

Notary Public Print Name:

Commission Expires:



## Real Estate Sales Validation Form

Grantor's Name Mailing Address	Terrio-Linas + Toseph Llinas P.O. BUN 1950	Grantee's Nan	ne Purala Soff Whiteht + ss Jean Spannon Whiteht 156 Scarlet Cak Dr.
Property Address	Hataster, Al 3500) 156 Scarlet Oak 1 Daylene, Al 35114	Date of Sa Total Purchase Pricor or Actual Value	Maylene, Al 35114  le 6.12-13.  ce \$300,000.00  \$
		or Assessor's Market Val	ue \$
evidence: (check of Bill of Sale Sales Contract Closing Stater	nent .	his form can be verified in entary evidence is not req Appraisal Other	the following documentary uired)
•	document presented for reco this form is not required,	rdation contains all of the	required information referenced
	d mailing address - provide their current mailing address.	Instructions he name of the person or	persons conveying interest
Grantee's name and to property is being	id mailing address - provide i conveyed.	the name of the person of	persons to whom interest
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.	•
	ce - the total amount paid for the instrument offered for re	•	erty, both real and personal,
conveyed by the in	e property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced b	erty, both real and personal, being y an appraisal conducted by a
excluding current uresponsibility of val	ied and the value must be deuse valuation, of the property luing property for property table of Alabama 1975 § 40-22-1 (	as determined by the loc x purposes will be used a	
accurate. I further	<b>▼</b>	atements claimed on this 75 § 40-22-1 (h).	ained in this document is true and form may result in the imposition
Date 0-1	<b></b>	Print Jeun Jer	Jan.
Unattested	·	Sign	
	(verified by)	(Grantof/Gr	antee/Owner/Agent) eircle one Form RT-1