

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Brian Paul Delaune
1448 Kelly Drive
Pelham, AL 35124

(NO TITLE EXAMINATION PROVIDED)

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seventy-Two Thousand and No/100 Dollars (\$72,000.00) and other good and valuable consideration, to the undersigned Janie Marie LeBouef Revocable Trust Dated August 12, 2010 (herein referred to as "Grantor"), in hand paid by Brian Paul Delaune (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 24, according to the Map of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama, together with all the buildings and improvements thereon and attached thereto.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 295, at Page 452, in the Probate Office of Shelby County, Alabama; (3) Existing easements, restrictions, set-back lines, rights of way, and limitations, if any, whether or not of public record.

\$68,000.00 of the purchase price recited above has been paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.


And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are 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 its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 10th day of June, 2013.

WITNESSES:

Ann P. Marshall

Janie LeBouef
Janie LeBouef, as Trustee of the Janie Marie LeBouef Revocable Trust Dated August 12, 2010


20130621000254250 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/21/2013 09:45:49 AM FILED/CERT

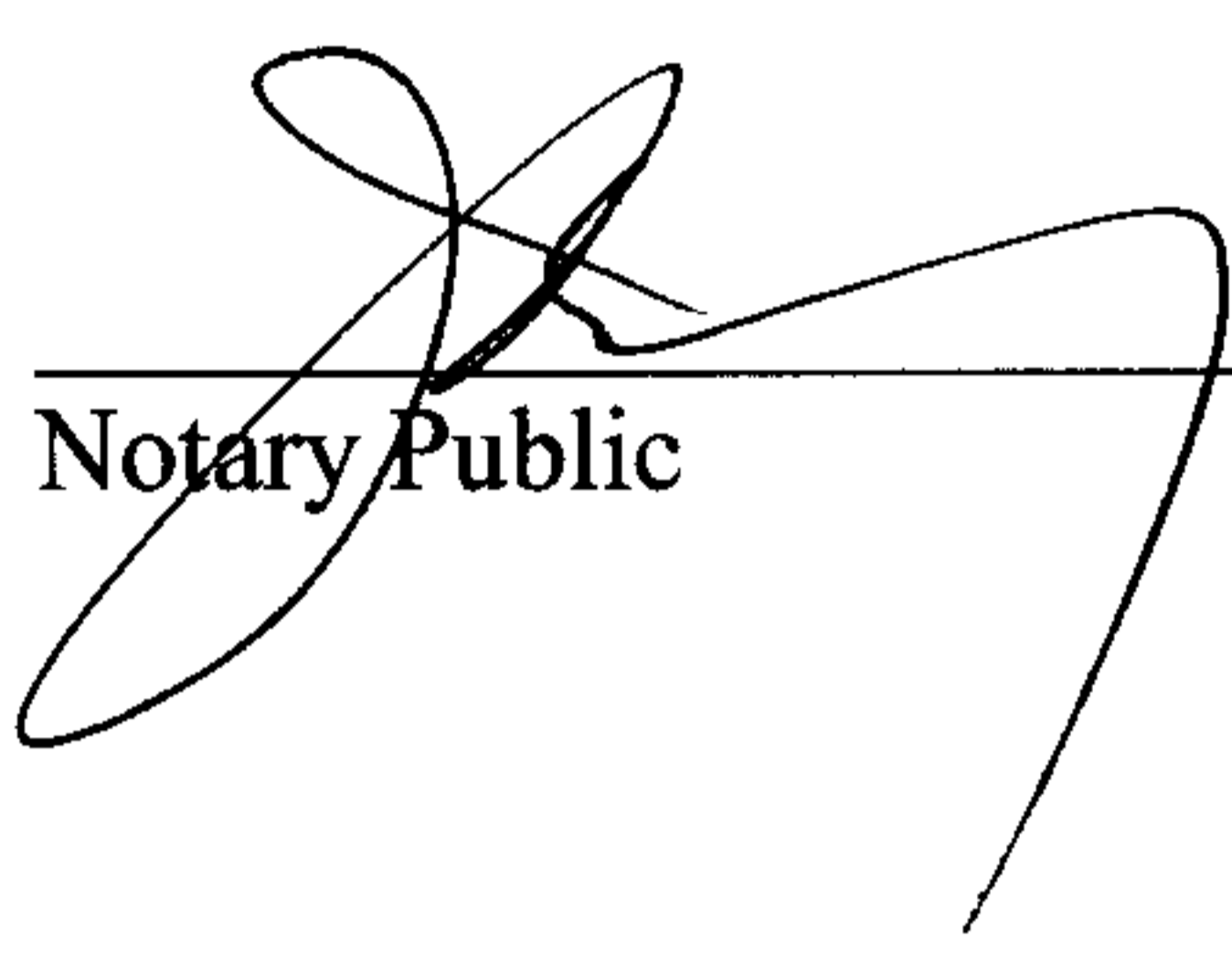
Shelby County: AL 06/21/2013
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA)

COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janie LeBouef, whose name as Trustee of the Janie Marie LeBouef Revocable Trust Dated August 12, 2010, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, she executed the same, in her capacity as Trustee, on the day the same bears date.

Given under my hand and seal this the 10th day of June, 2013.



Notary Public

My Commission Expires: 7-14-2015


20130621000254250 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/21/2013 09:45:49 AM FILED/CERT

Real Estate Sales Validation Form

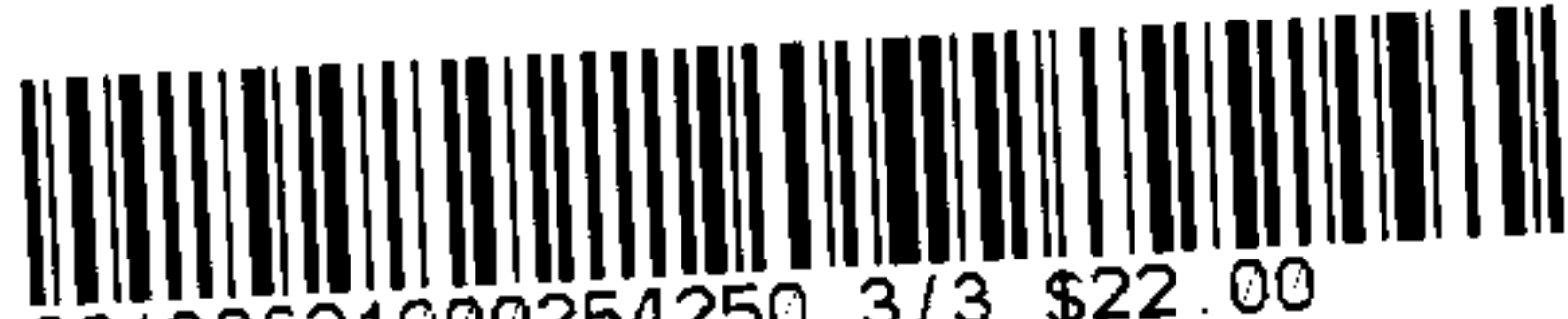
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Janie Marie LeBouef Revocable
Mailing Address Trust dated August 12, 2010
108 Stone Hill Circle
Pelham, AL 35124

Grantee's Name Brian Paul Delaune
Mailing Address 1448 Kelly Drive
Pelham, AL 35124

Property Address 1448 Kelly Drive
Pelham, AL 35124

Date of Sale June 10, 2013
Total Purchase Price \$ \$72,000.00



20130621000254250 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/21/2013 09:45:49 AM FILED/CERT

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 6/10/2013

Print Janie LeBouef, Trustee

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1