

Send tax notice to:

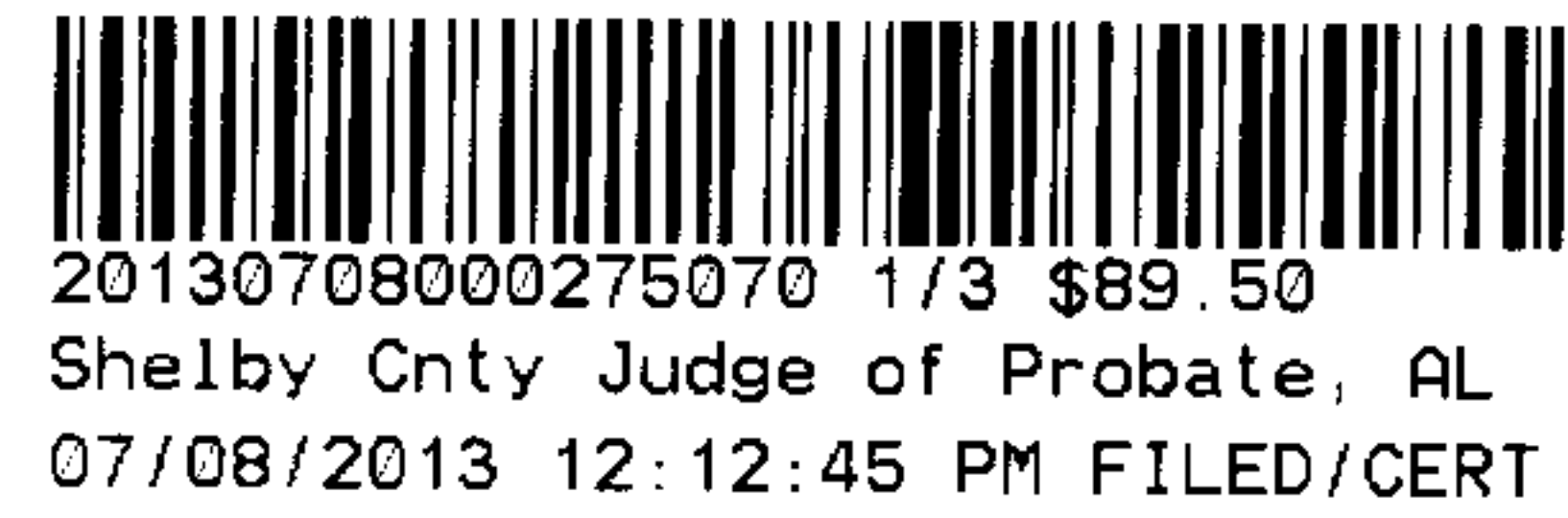
MARLENA G. BURWELL
5408 CROSSINGS LAKE CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013276

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Two Thousand and 00/100 Dollars (\$442,000.00) in hand paid to the undersigned, WILLIAM P. WARE, III and ERICA WARE, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by MARLENA G. BURWELL (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 403, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, FOURTH SECTOR, PHASE ONE, AS RECORDED IN MAP BOOK 32, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20060201000052420.
4. TERMS AND CONDITIONS OF THE ARTICLES OF INCORPORATION OF CALDWELL SANCTUARY OWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20060426000194970.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2006042000194980 AND AMENDED IN INSTRUMENT NO. 20060516000230000.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN VOLUME, 217, PAGE 750; VOLUME 220, PAGE 67; INSTRUMENT NO. 20050803000391990; INSTRUMENT NO. 20050803000391980; AND INSTRUMENT NO. 20040204000057770.
7. AGREEMENT WITH CITY OF HOOVER AS RECORDED IN INSTRUMENT NO. 20050322000127490.
8. EASEMENT TO THE CITY OF HOOVER AS SHOWN IN INSTRUMENT NO. 2000-25987.
9. EASEMENT AS SHOWN IN INSTRUMENT NO. 1993-31528 AND INSTRUMENT NO. 1993-31529.

\$353,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of June, 2013.


WILLIAM P. WARE, III


ERICA WARE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P. WARE, III and ERICA WARE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

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


Notary Public

Print Name:

Commission Expires:



30-16



20130708000275070 2/3 \$89.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:45 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 William P Ware III
Mailing Address Eric Ware
167 Hedden Camp Rd.
Dadeville, AL 36852

Grantee's Name Marlene G Binwell
Mailing Address 5408 Crossings Lake Cir
B'ham AL 35242

Property Address 5408 Crossings Lake Cir
B'ham AL 35242

Date of Sale 6-10-13

Total Purchase Price \$ 442,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130708000275070 3/3 \$89.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:45 PM FILED/CERT

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 6-10-13

Print Marlene G Binwell

Sign [Signature]

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10 DAY OF July,

2013.

NOTARY PUBLIC