

This instrument was prepared by:

The Law Office of Mickey L. Johnson
P.O. Box 430
Pelham, Alabama 35124

Send Tax Notice To:

Woodford S. Quinn III
Kelly McConnell Quinn
P.O. Box 224
Saginaw, Alabama 35137

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

THAT IN CONSIDERATION OF FIVE HUNDRED DOLLARS (\$500.00) paid to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned:

WOODY S. QUINN, JR. and wife, Deborah P. Quinn, as joint tenants with the right of survivorship,

(Herein referred to as grantors) do grant, bargain, sell and convey unto

WOODFORD S. QUINN, III and wife, Kelly McConnell Quinn, as joint tenants with right of survivorship

(Herein referred to as grantees), the following described real estate (herein referred to as the Property), situated in Shelby County, Alabama, to wit:

LOT 4, according to the Survey of Buck Creek Addition to Deer Run as recorded in Map Book 38, Page 44 in the Probate Office of Shelby County, Alabama.

The above property is conveyed subject to:

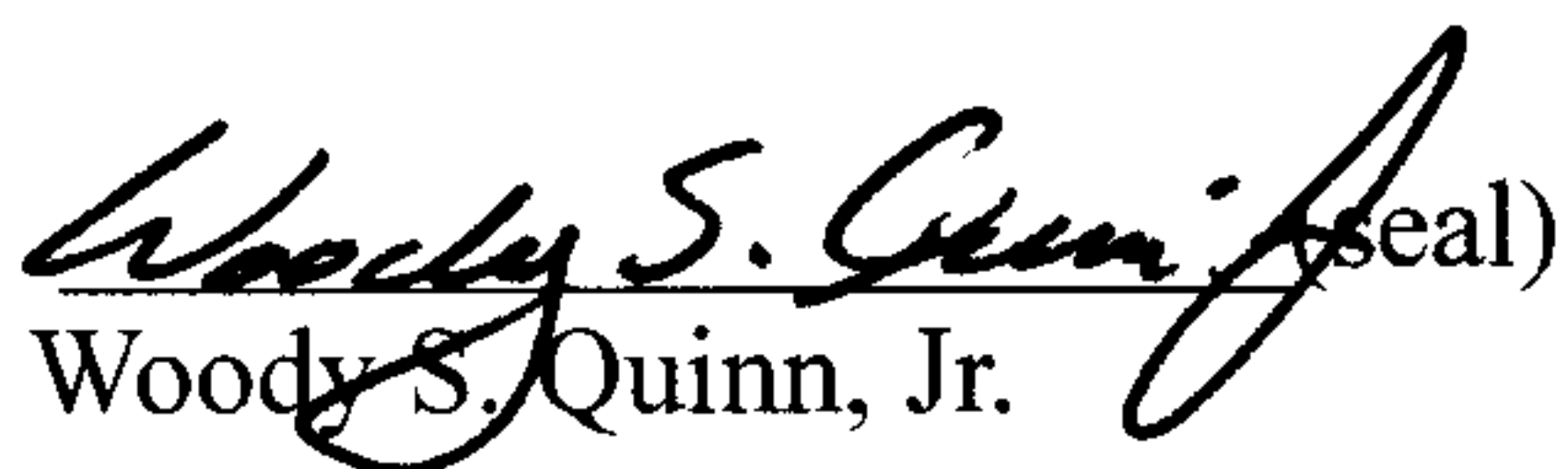
1. Ad valorem and similar taxes for 2012 and subsequent years
2. Restrictions appearing of record in Real Volume 241, Page 776
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in ,on and under the subject property as recorded in Deed Book 357, Page 579 and Deed Book 358, Page 516
4. Reservations and conditions set out in Deed Book 357, Page 579 and Deed Book 357, Page 200
5. Right of way as set out in Deed Book 357, Page 579
6. Right of way to Alabama Power Company as set out in instrument recorded in Deed Book 157, Page 551.
7. Easement for in ingress and egress as recorded in Real Volume 264, Page 335
8. In the event Grantee(s) at any time wish to sell described property the Grantor(s) shall have the first right of refusal to purchase said property at current market value
9. Any and all matters of record

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with rights of survivorship, their heirs

And assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy, hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, the heirs and assigns of the Grantees shall take as tenants in common.

Grantors makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of July, 2013.

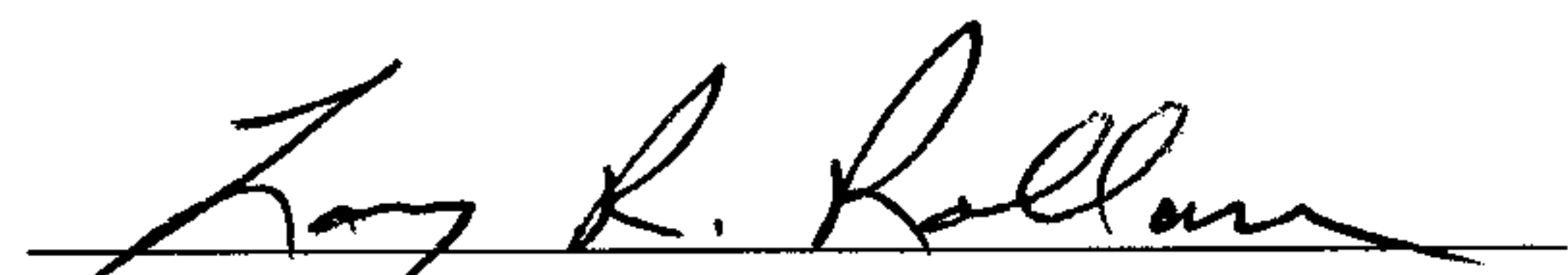
 (seal)
Woody S. Quinn, Jr.

 (seal)
Deborah P. Quinn

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Woody S. Quinn, Jr.**, and wife **Deborah P. Quinn**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2013.


NOTARY PUBLIC
My commission expires: 2-7-14

Real Estate Sales Validation Form

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

Grantor's Name Woody Jr + Deborah P
Mailing Address Quinn
1100 Deer Run Rd
Alabaster, AL 35007

Grantee's Name Woody III + Kelly M Quinn
Mailing Address PO Box 224
Enterprise AL 35137

Property Address _____
undeveloped

Date of Sale 7-5-2013
Total Purchase Price \$ 500⁰⁰

or
Actual Value \$ _____

or
Assessor's Market Value \$74,360

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 being conveyed by the instrument offered for record.


20130709000279830 3/3 \$92.50
Shelby Cnty Judge of Probate, AL
07/09/2013 03:49:31 PM FILED/CERT

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 _____
☒ Unattested K. M. Nelson Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one