

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Branden T. Kenny
187 Brookhollow Dr.
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jennifer Symons Dees formerly known as Jennifer Symons and husband, Jeff Dees, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Branden T. Kenny (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 65, according to the Survey of Brookhollow, Second Sector, as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-One Thousand Two Hundred Fifty And No/100 Dollars (\$121,250.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 28, 2013.

Jennifer Symons Dees
Jennifer Symons Dees
Jeff Dees
Jeff Dees

Shelby County, AL 07/11/2013
State of Alabama
Deed Tax: \$4.00

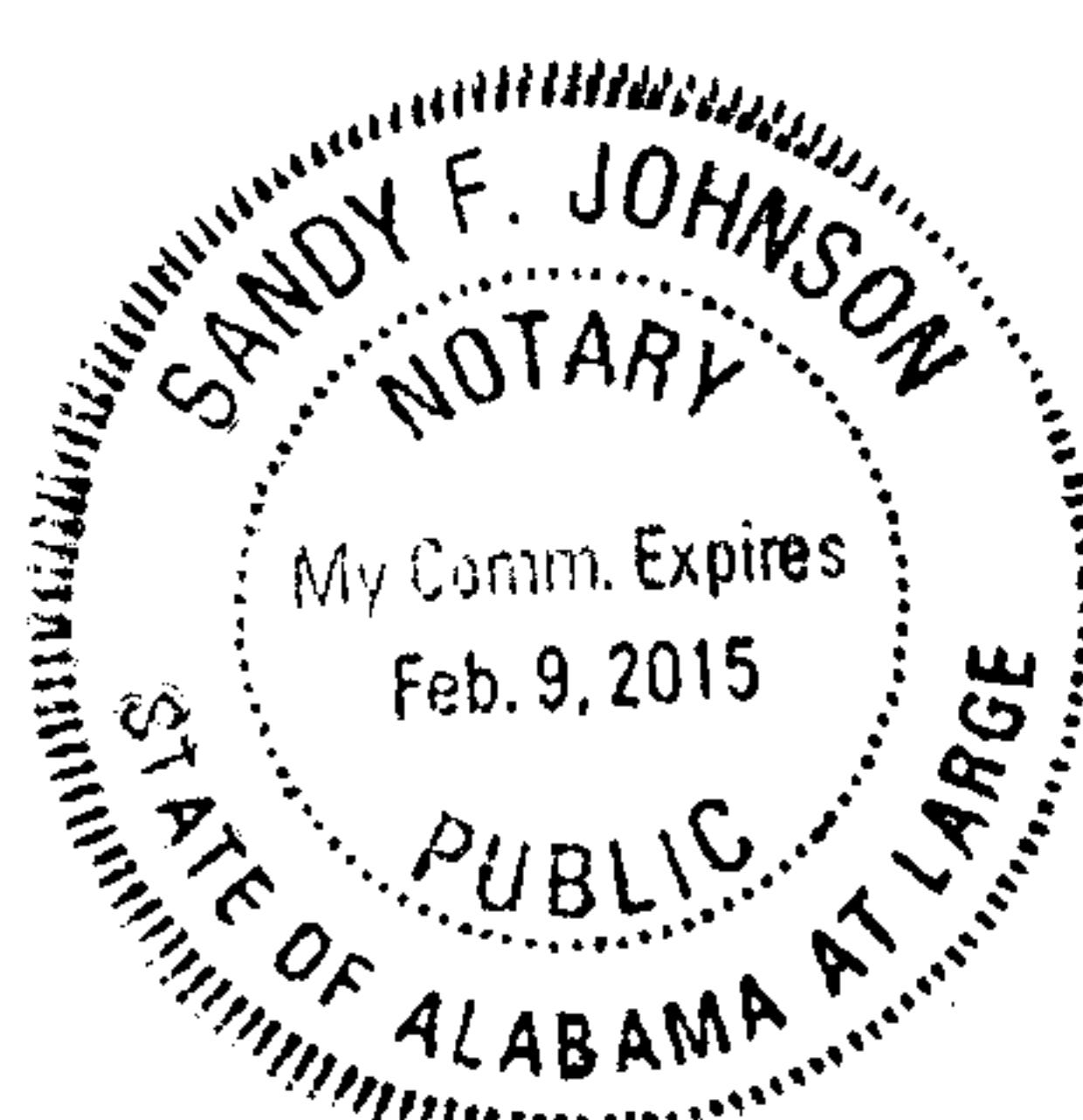
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Symons Dees and Jeff Dees, 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 conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of June, 2013.

Sandy F. Johnson
Notary Public
Commission Expires:

20130711000283690 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/11/2013 01:46:20 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 Jennifer Symons Dees

Mailing Address 187 Brookhollow Dr.
Pelham, AL 35124

Property Address 187 Brookhollow Dr.
Pelham, AL 35124

Grantee's Name Branden T. Kenny

Mailing Address 6027 Townley Court
McCalla, AL 35111

Date of Sale June 28, 2013

Total Purchase Price \$125,000.00

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 - Jennifer Symons Dees, 187 Brookhollow Dr., Pelham, AL 35124.

Grantee's name and mailing address - Branden T. Kenny, 6027 Townley Court, McCalla, AL 35111.

Property address - 187 Brookhollow Dr., Pelham, AL 35124

Date of Sale - June 28, 2013.

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 28, 2013

Sign

Agent



20130711000283690 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/11/2013 01:46:20 PM FILED/CERT