

This Statutory Warranty Deed was prepared by Wilson, Dillon, Pumroy & James, L.L.C., with information provided by Grantor and without benefit of a survey or examination of any records maintained in the Probate Office of Shelby County, Alabama.

THIS INSTRUMENT PREPARED BY:

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STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, Bedwell Development Corp., an Alabama corporation (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey to Carmen S. Bedwell (hereinafter referred to as "Grantee") certain real estate situated, lying and being in Shelby County, Alabama (hereinafter, the "real estate"), described as follows, to-wit:

Lot 305, according to the survey or plat of Lakewood Phase 3, as recorded in Map Book 36, Page 81, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

The conveyance of this real estate from Grantor to Grantee is made subject to all taxes for the year 2013 and all years subsequent thereto, not yet due and payable *together with* (i) taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records, or (ii) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or the public records, any coal, oil, gas, limestone and other mineral rights or interests in the real estate leased, granted or retained by current or prior owners of the real estate, easements of record, easements as located, restrictions of record, if any, and encroachments, improvements and other matters which would be disclosed by a survey of the real estate.

TO HAVE AND TO HOLD the real estate unto the said Grantee and the heirs and assigns of Grantee forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on

this 5th day of July, 2013.

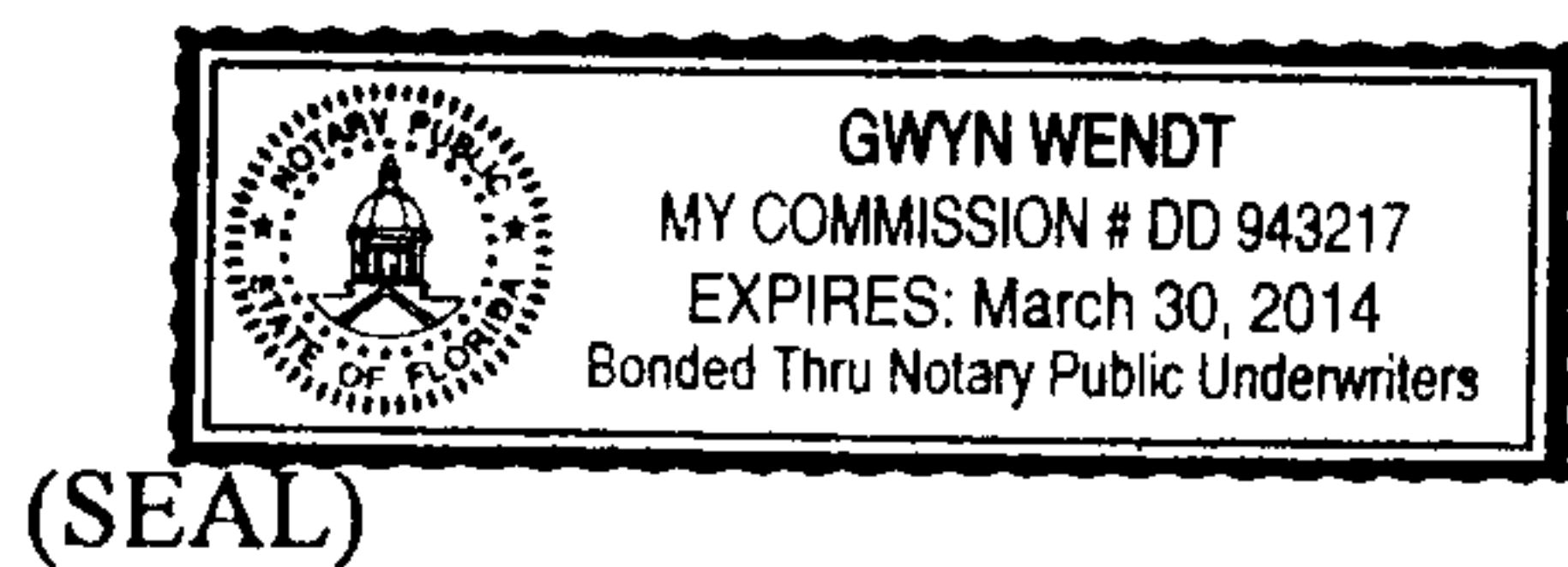
Bedwell Development Corp., an Alabama corporation

By: Carmen S Bedwell
Carmen S. Bedwell, its President

STATE OF Florida
NOTARY ACKNOWLEDGEMENT
COUNTY OF Chalusa

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Carmen S. Bedwell, whose name as President of Bedwell Development Corp., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me (*or proved to me her identity on the basis of satisfactory evidence*), acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she, as President of Bedwell Development Corp., an Alabama corporation, executed the same voluntarily the day the same bears date.

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



Gwyn Wendt
NOTARY PUBLIC
My Commission Expires: 3/30/2014

Real Estate Sales Validation Form

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

Grantor's Name Bedwell Development Corp.
Mailing Address 220 Wekiva Cove
Destin, Florida 32541

Grantee's Name Bedwell Development Corp.
Mailing Address 220 Wekiva Cove
Destin, Florida 32541

Property Address Unimproved lot known as Lot
305, Lakewood Phase 3, as
recorded in Map Book 36, Page
81, Probate Office, Shelby Co.

Date of Sale , 2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 75,000.00

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 Assessor's Market Value

☐ 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 - 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 any.

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 7-5-13

Print Carmen S. Bedwell

 Unattested

Sign Carmen S. Bedwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130802000313760 3/3 \$95.00
Shelby Cnty Judge of Probate, AL
08/02/2013 09:22:02 AM FILED/CERT