

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20130805000317150 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 11:33:23 AM FILED/CERT

Send Tax Notice To: Betty J Barrett and Gregory A Barrett  
4541 Magnolia Drive  
Birmingham, Al 35242

STATE OF ALABAMA  
County of Shelby

Presents:

THAT IN CONSIDERATION OF Ten and no/100 DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we Betty J Pouncey N/K/A Betty J Barrett and husband Gregory A Barrett (herein referred to as grantors) do grant, bargain, sell and convey unto **Betty J Barrett** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 15, according to the Survey of Magnolia's at Brook Highland, as recorded in Map Book 13, page 102 A&B in the Probate Office of Shelby County, Alabama**

**Subject to Easements, Restrictions and rights of way of record.**

**Subject to Mineral and Mining rights of record.**

To Have And To Hold unto the said Grantees as joint tenants, with right 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 17th day of July, 2013

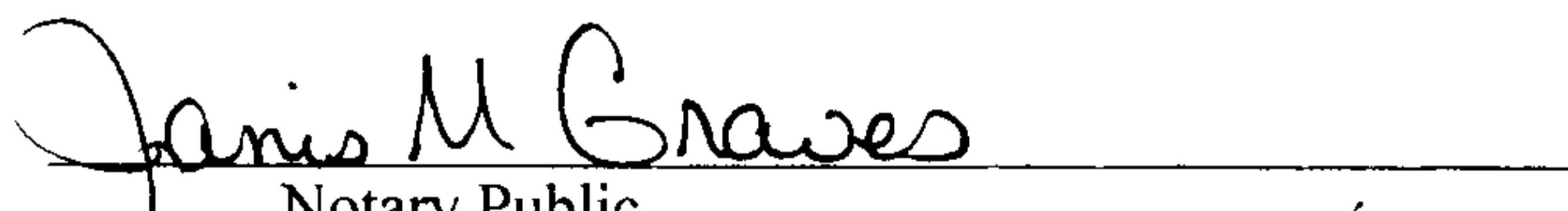
  
Betty J Pouncey NKA Betty J Barrett

  
Gregory A Barrett

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Betty J Pouncey N/K/A Betty J Barrett whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of July, 2013.

  
Notary Public  
My Commission Expires: 6/08/17

STATE OF Alabama

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COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gregory A Barrett whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of July, 2013.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

Janis M Graves

Notary Public

My Commission Expires: 6/08/17



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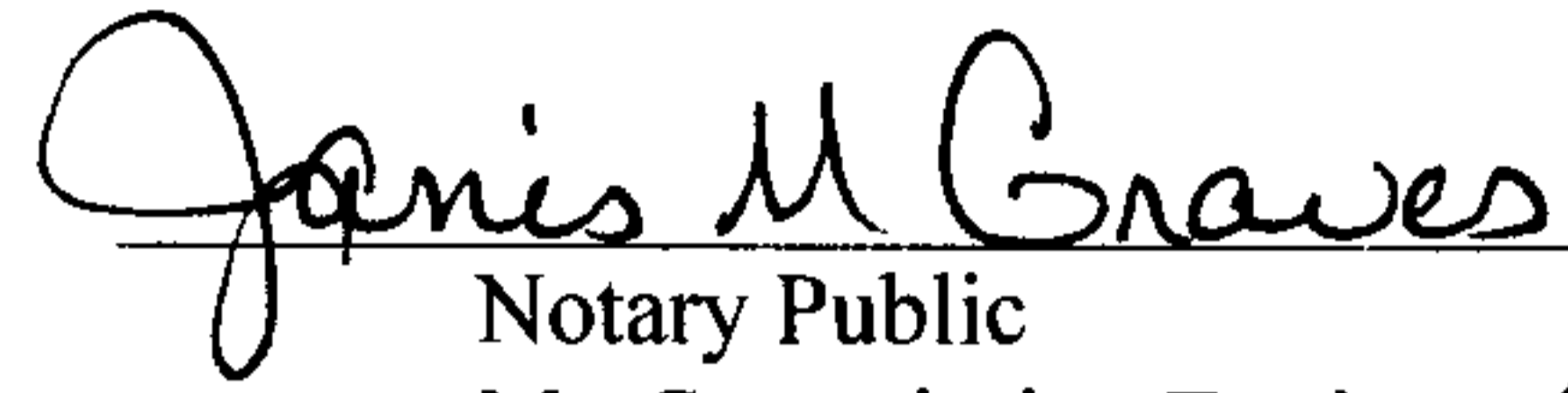
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COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gregory A Barrett whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of July, 2013.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

  
Notary Public  
My Commission Expires: 6/08/17



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Real Estate Sales Validation Form

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

Grantor's Name Betty J Pouncy nka Betty Grantee's Name Betty J Barrett
Mailing Address J Barrett and Gregory Mailing Address 4541 Magnolia Dr
A Barrett Birmingham Al 35242

Property Address Date of Sale 7-17-13
4541 Magnolia Dr Total Purchase Price \$
Birmingham Al 35242 or
Actual Value \$
Assessor's Market Value \$ To Clear Title

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
X 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 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 7/17/13 Print Betty Barrett
Unattested Sign Betty Barrett
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

