


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
David N. Whitney and Janet R. Whitney
121 Gleneagles Lane
Pelham, AL 35124

WARRANTY DEED


20130805000318170 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
08/05/2013 03:16:44 PM FILED/CERT

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety-Eight Thousand And No/100 Dollars (\$98,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tony Arencibia Revocable Living Trust, dated July 7, 2008, and any amendments thereto (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David N. Whitney and Janet R. Whitney (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 812, according to the Map and Survey of Gleneagles at Ballantrae, as recorded in Map Book 33 at Page 114, in the Office of the Judge of Probate 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.

No Dollars And No/100 Dollars (\$0.00) 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 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$98.00

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 24, 2013.


Tony Arencibia Revocable Living Trust

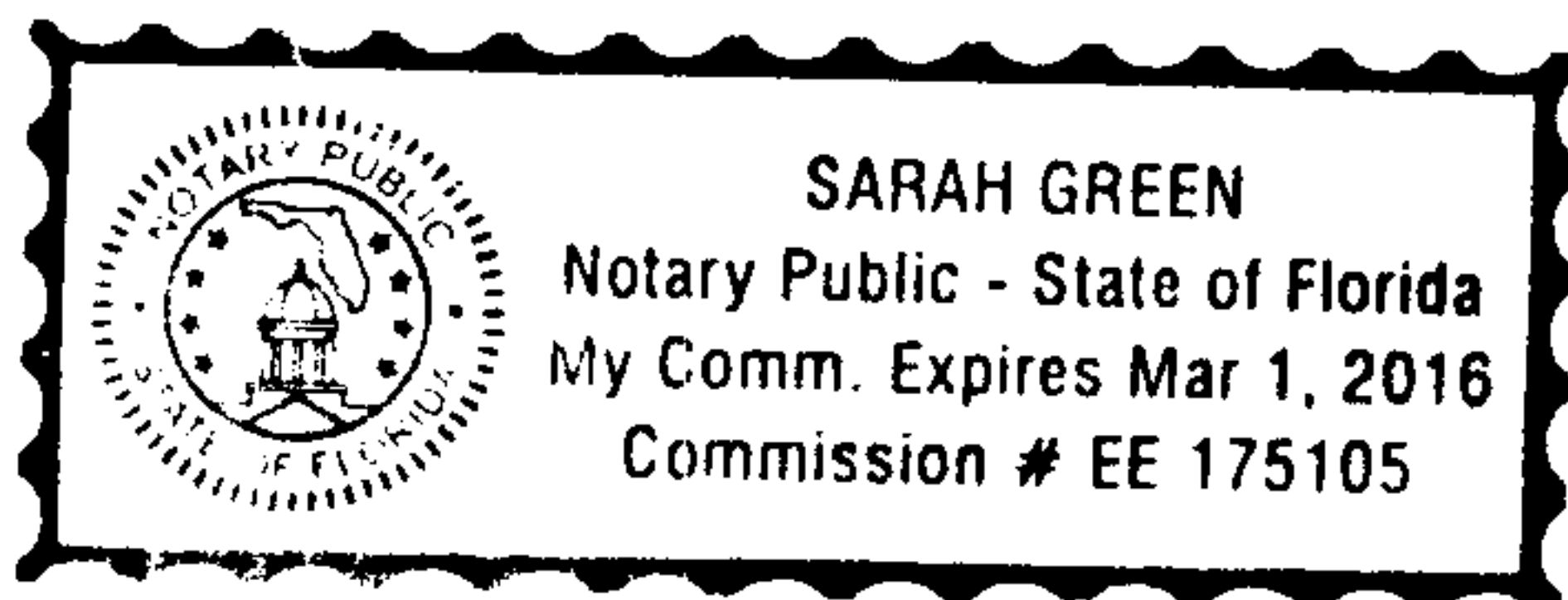
BY: _____
Tony Arencibia, Trustee


STATE OF Florida)
St. Lucie COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Arencibia, whose name as Trustee of the Tony Arencibia Revocable Trust, is 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, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 22nd day of July, 2013.

Sarah Green
Notary Public
Commission Expires: 3/1/2016




20130805000318170 2/3 \$118.00
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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 Tony Arencibia Revocable Living Trust
Mailing Address 10114 SW Nova Way
Port Saint Lucie, FL 34986
Grantee's Name David N. Whitney and Janet R. Whitney
Mailing Address 121 Gleneagles Lane
Pelham, AL 35124

Property Address 123 Gleneagles Lane
Pelham, AL 35124

Date of Sale July 24, 2013
Total Purchase Price \$98,000.00
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
☐ 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 - Tony Arencibia Revocable Living Trust, , .

Grantee's name and mailing address - David N. Whitney and Janet R. Whitney, , .

Property address - 123 Gleneagles Lane, Pelham, AL 35124

Date of Sale - July 24, 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: July 24, 2013

Sign Halley J. Jeph
Agent

