

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Neil Bailey
4553 Guilford Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Twenty-Two Thousand and No/100 Dollars (\$122,000.00) and other good and valuable consideration, to the undersigned Gregory Brown, a married man (herein referred to as "Grantor"), in hand paid by Neil Bailey (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, Block 5, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Title to all oil, gas and minerals within and underlying the premises, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights; (3) Such state of facts as shown on the plat of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama; (4) Right of way granted to Alabama Power Company and South Central Bell Telephone and Telegraph Co., as set forth in Real 1, Page 354 and Real 39, Page 365, in the Probate Office of Shelby County, Alabama; (5) Easement to Southern Natural Gas as recorded in Vol. 90, Page 333, and Vol. 90, Page 445, in the Probate Office of Shelby County, Alabama; (6) Easement to Plantation Pipeline Co., as recorded in Vol. 112, Page 364, in the Probate Office of Shelby County, Alabama; (7) Easement to Alabaster Water & Gas Board as recorded in Vol. 278, Page 391, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

\$120,000.00 of the purchase price recited above was paid from the proceeds of mortgage loan closed simultaneously herewith.

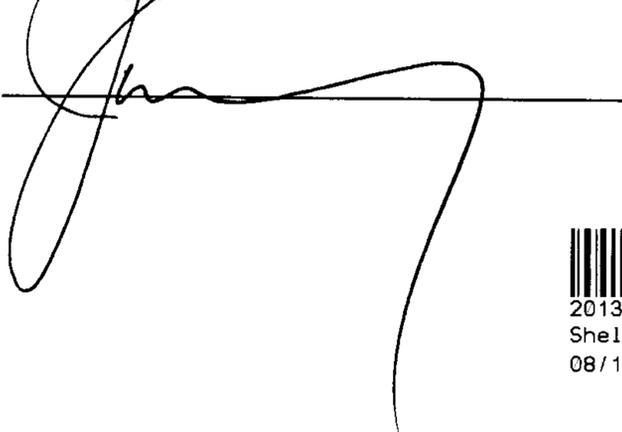
TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons

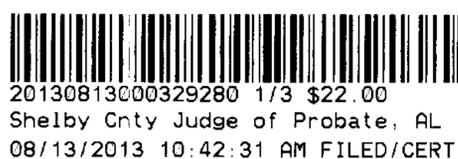
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the

9th day of August, 2013.

WITNESS:




Gregory Brown

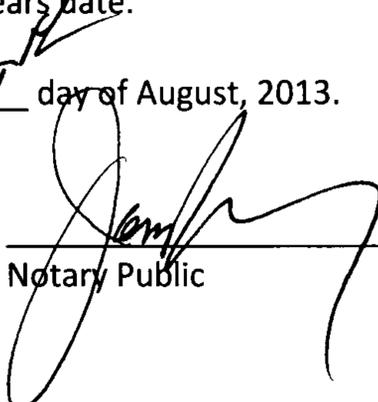


Shelby County, AL 08/13/2013
State of Alabama
Deed Tax: \$2.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Brown, a married man, whose name 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 executed the same on the day the same bears date.

Given under my hand and seal this 9 day of August, 2013.



Notary Public

My Commission Expires: 07/14/2015


20130813000329280 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/13/2013 10:42:31 AM 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 Gregory Brown
Mailing Address 1037 Grandview Pass
Maylene, AL 35114

Grantee's Name Neil Bailey
Mailing Address 4553 Guilford Circle
Hoover, AL 35242

Property Address 113 Winterhaven Drive
Alabaster, AL 35007

Date of Sale 08/09/2013
Total Purchase Price \$ 122,000.00



20130813000329280 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/13/2013 10:42:31 AM FILED/CERT

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 - 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 8/9/2013
Unattested
Print Gregory Brown
Sign
(Grantor/Grantee/Owner/Agent) circle one

Print Form