

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

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

WARRANTY DEED

20130820000340470 1/2 \$109.50
Shelby Cnty Judge of Probate, AL
08/20/2013 02:09:38 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$369,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, DAL Properties, LLC, an Alabama Limited Liability Company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David Whitney and Janet 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 811, 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.

Two Hundred Seventy-Seven Thousand Four Hundred Twenty-Five And No/100 Dollars (\$277,425.00) 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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 15, 2013.

DAL Properties, LLC

BY: 

Peter Kanakis, Authorized Agent

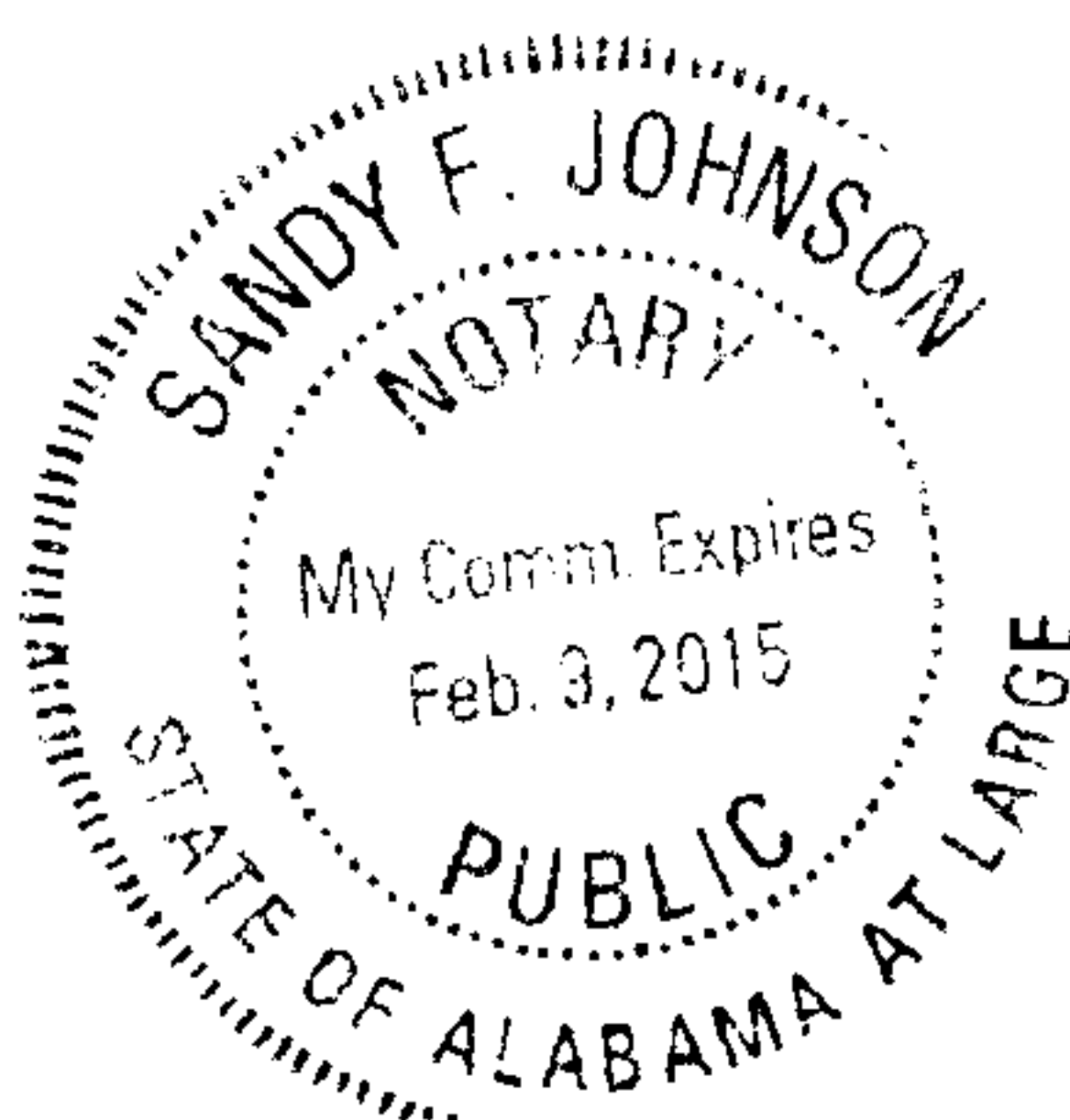
Shelby County, AL 08/20/2013
State of Alabama
Deed Tax: \$92.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Peter Kanakis, whose names as Authorized Agent of DAL Properties, LLC, 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 Authorized Agent and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on the 15th day of August, 2013.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	DAL Properties, LLC	Grantee's Name	David Whitney and Janet Whitney
Mailing Address	121 Gleneagles Lane Pelham, AL 35124	Mailing Address	700 Meadow Ridge Court Birmingham, AL 35242
Property Address	121 Gleneagles Lane Pelham, AL 35124	Date of Sale	August 15, 2013
		Total Purchase Price	\$369,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - DAL Properties, LLC, 121 Gleneagles Lane, Pelham, AL 35124.

Grantee's name and mailing address - David Whitney and Janet Whitney, 700 Meadow Ridge Court, Birmingham, AL 35242.

Property address - 121 Gleneagles Lane, Pelham, AL 35124

Date of Sale - August 15, 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 with 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: August 15, 2013

Sign 
Agent

