

1307145  
This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Christina A. McJunkin  
Jeffrey R. McJunkin  
2160 Partridge Berry Road  
Hoover, AL 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **A. Stephen Bayne Jr. and Jennifer L. Bayne, husband and wife, whose mailing address is 4005 Water Willow Lane Hoover, AL 35244** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Christina A. McJunkin and Jeffrey R. McJunkin, wife and husband, whose mailing address is 2160 Partridge Berry Road, Hoover, AL 35244** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2160 Partridge Berry Road, Hoover, AL 35244**; to wit;

LOT 1, ACCORDING TO THE SURVEY OF THIRD ADDITION RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 7, Page 139.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Agreement with Alabama Power Company as recorded in Mics. Book 30, Page 428.

Easements regarding underground cables, as recorded in Misc. Book 30, Page 443.

Oil, gas and minerals and all other subsurface interests in, to or under the land herein described.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 322, Page 219.


Declaration of Protective covenants, easements, charges and liens for Riverchase (Residential) in Misc. Book 14, Page 546 and amended restrictions recorded in Misc. Book 17, Page 550.00.

Restrictions regarding single-family dwelling recorded in Deed Book 319, Page 920.

Permit to Alabama Power Company as recorded in Deed Book 320, Page 349.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

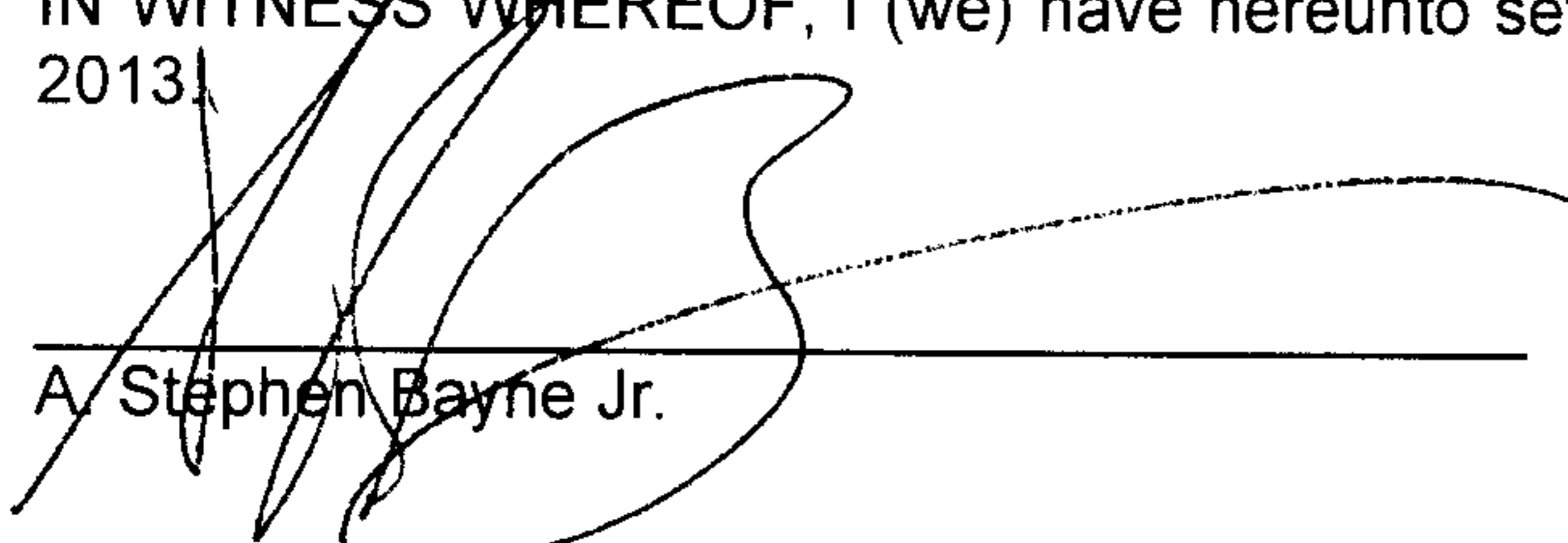
Shelby County, AL 08/22/2013  
State of Alabama  
Deed Tax: \$295.00

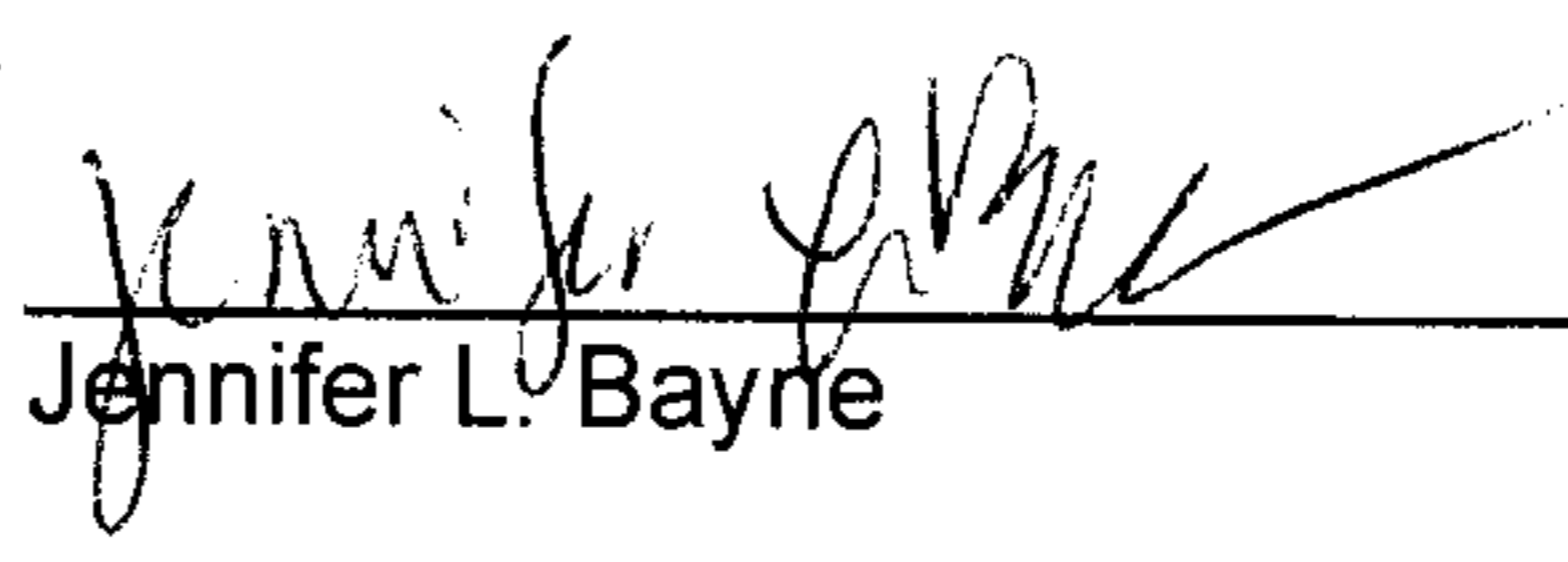
  
20130822000343140 1/3 \$315.00  
Shelby Cnty Judge of Probate, AL  
08/22/2013 11:04:07 AM FILED/CERT



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 8th day of August, 2013.

  
A. Stephen Bayne Jr.

  
Jennifer L. Bayne

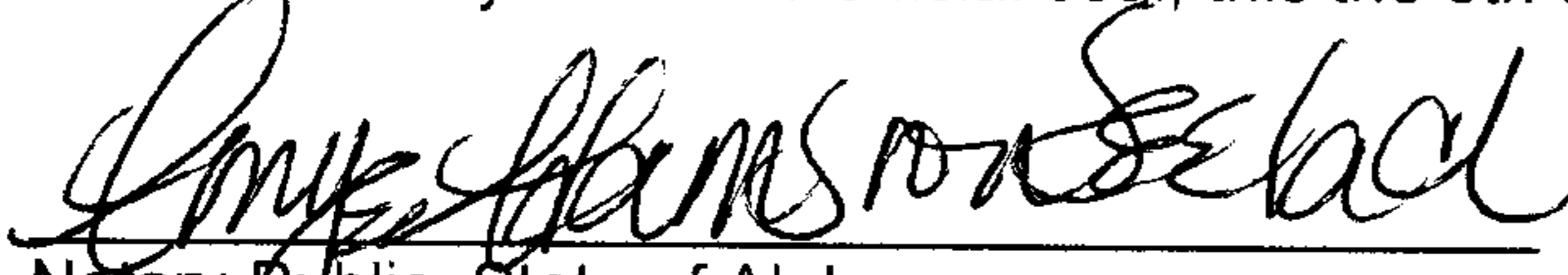
State of Alabama

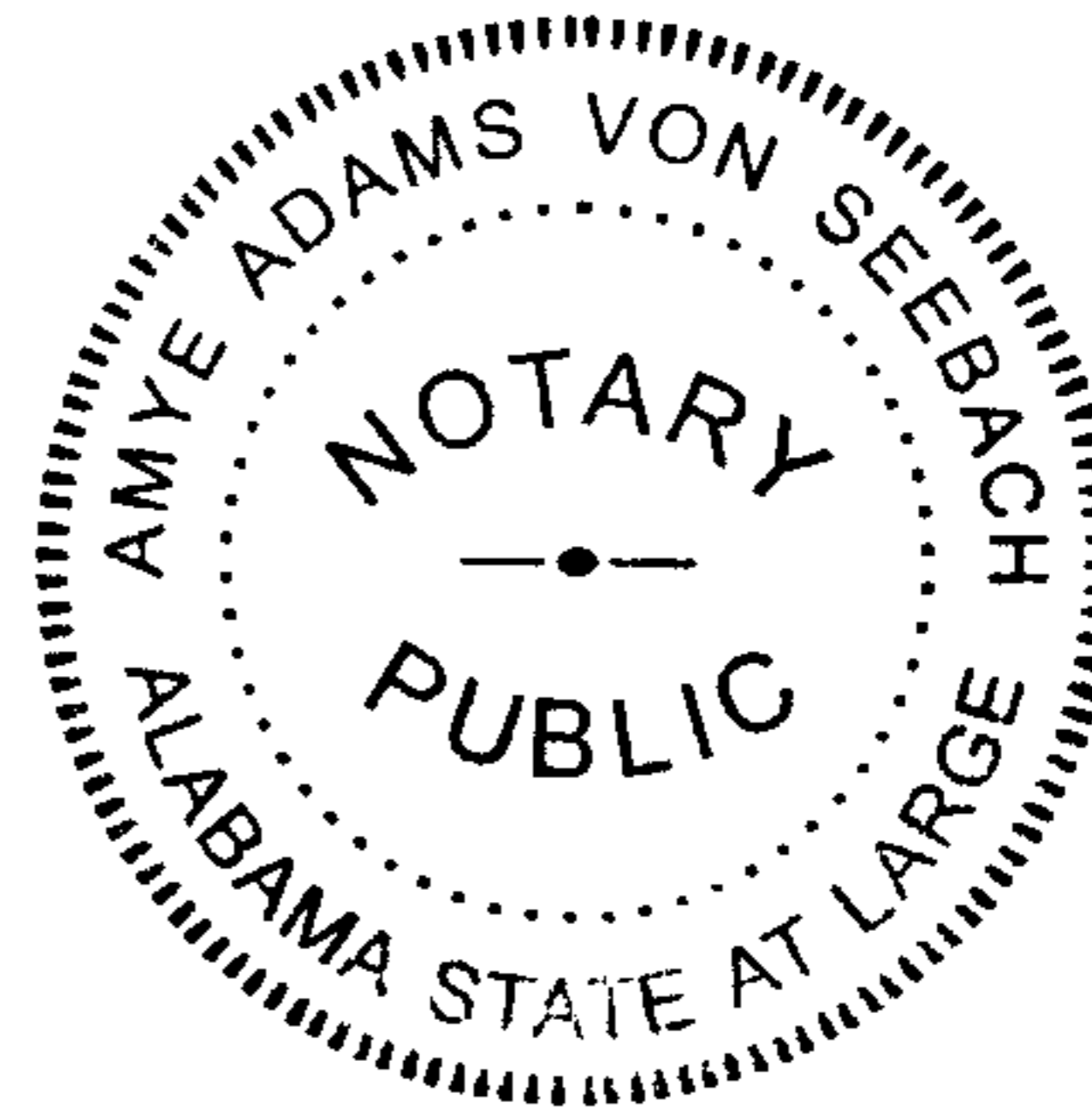
} General Acknowledgment


Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that A. Stephen Bayne Jr. and Jennifer L. Bayne, husband and wife whose names are signed to the foregoing conveyance, and who are 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 8th day of August, 2013.

  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary Amye Adams von Seebach  
My Commission Expires: JUNE 17, 2017



  
20130822000343140 2/3 \$315.00  
Shelby Cnty Judge of Probate, AL  
08/22/2013 11:04:07 AM FILED/CERT

# Real Estate Sales Validation Form

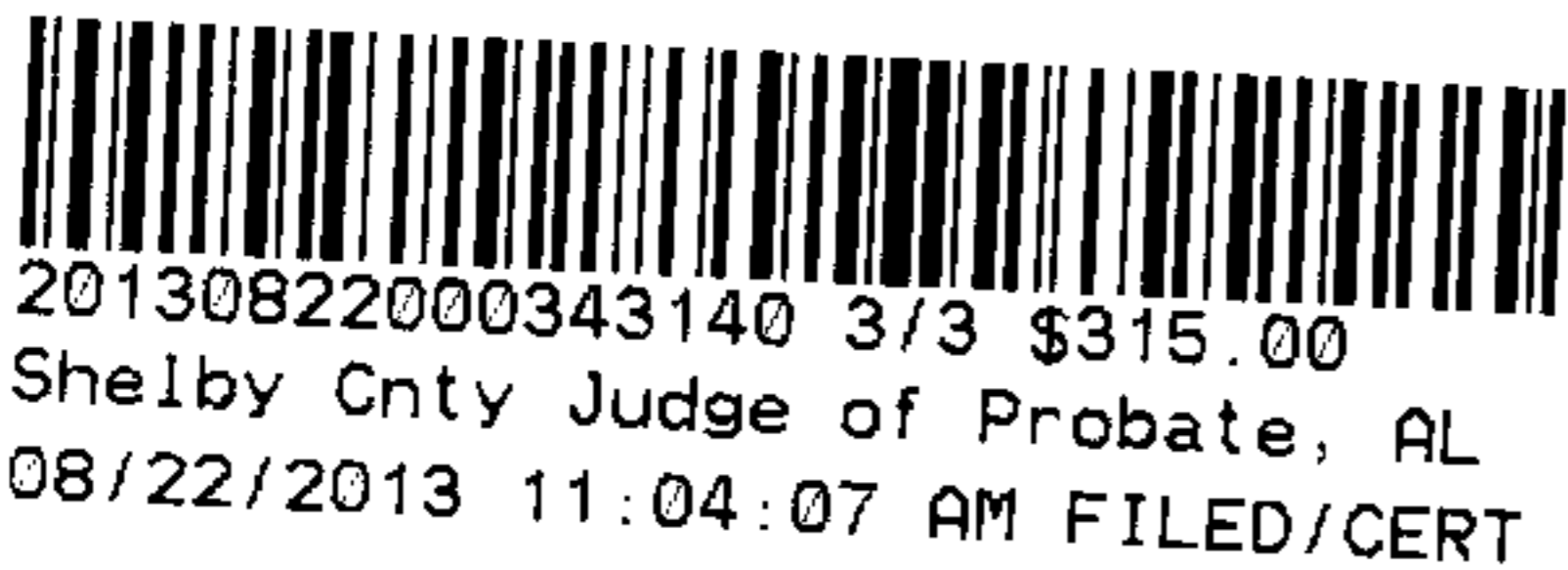
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name A. Stephen Bayne Jr.  
Jennifer L. Bayne  
Mailing Address 4005 Water Willow Lane  
Hoover AL 35244  
Alabama

Grantee's Name Christina A. McJunkin  
Jeffrey R. McJunkin  
Mailing Address 2160 Partridge Berry Road  
Hoover, Alabama 35244

Property Address 2160 Partridge Berry Road  
Hoover, Alabama 35244

Date of Sale August 08, 2013  
Total Purchase Price \$295,000.00  
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 - 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 of 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 August 08, 2013

Unattested

Print Jennifer L Bayne

Sign