

Send tax notice to:

GEORGE M DUFOUR
1015 LITTLE TURTLE CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013432



20130904000359560 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
09/04/2013 12:34:47 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Two Thousand and 00/100 Dollars (\$232,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GARY A PORTER JR and SERENA C PORTER, HUSBAND AND WIFE **whose mailing address is:**

463 Reach Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by GEORGE M DUFOUR and ANN M DUFOUR **whose mailing address is: 1015 Little Turtle Circle, Birmingham, AL 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE AMENDED MAP OF BROKEN BOW SOUTH, SECTOR II, AS RECORDED IN MAP BOOK 20, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTIN THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL IMPOSED B LAW AND NOT SHOWN BY PUBLIC RECORD.
5. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
6. 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 OPERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
7. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTERES IN ANY OIL, GAS AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SAID OIL, GAS AND MINERALS INTEREST, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS ARE NOT INSURED.

8. BUILDING AND SETBACK LINES OF 50 FEET AS RECORDED IN MAP BOOK 20, PAGE 2, IN SHELBY COUNTY, ALABAMA.
9. EASEMENTS AS SHOWN ON RECORDED PLAT.
10. SUBJECT TO CONVENTIONS, CONDITIONS AND RESTRICTIONS.
11. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1996-24322, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OF SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY.

\$227,797.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

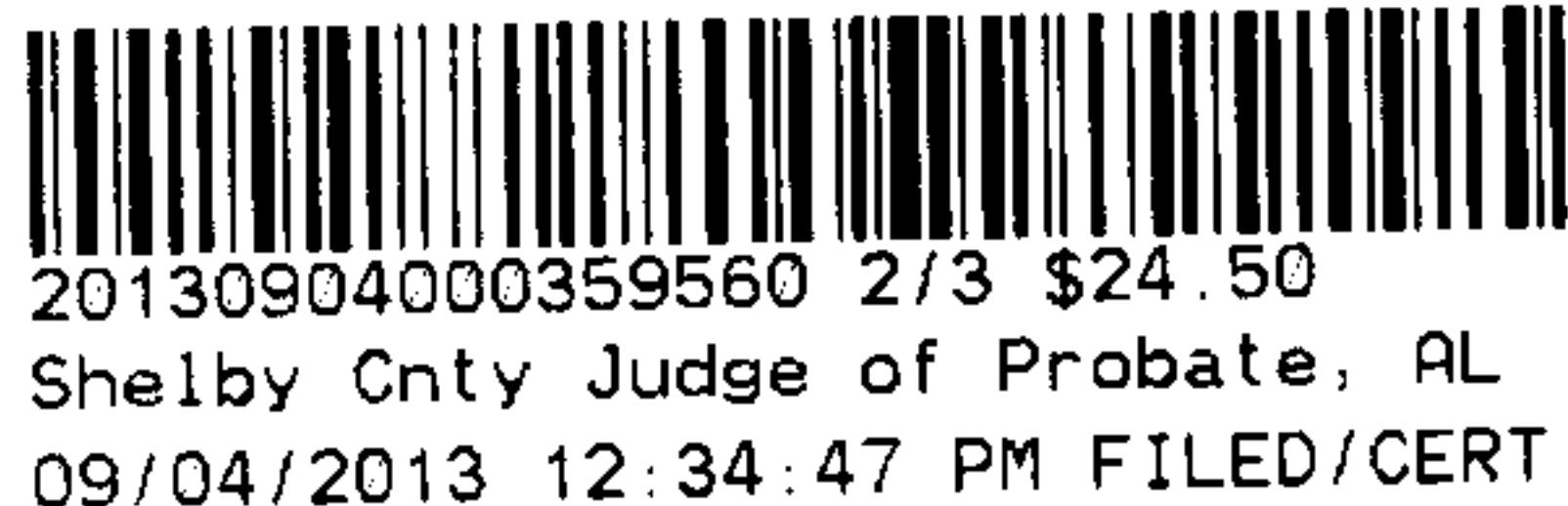
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of August, 2013.



GARY A PORTER JR



SERENA C PORTER



STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 23rd day of August, 2013.

Notary Public
Print Name: Charles D Stewart Jr.
Commission Expires: 30-16

Real Estate Sales Validation Form

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

Grantor's Name GARY A PORTER JR & SERENA C
Mailing Address 463 Reach Drive
Birmingham, AL 35242

Grantee's Name GEORGE M DUFOUR
Mailing Address 1015 LITTLE TURTLE CIRCLE
BIRMINGHAM, AL 35242

Property Address 1015 LITTLE TURTLE CIRCLE
BIRMINGHAM, AL 35242

Date of Sale AUGUST 23, 2013

Total Purchase Price \$ 232,000.00

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 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 _____

Print _____

George Dufour

Unattested

(verified by) _____

Sign _____

George Dufour (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23rd DAY OF AUGUST, 2013.

George Dufour
Notary Public



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Shelby Cnty Judge of Probate, AL
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