

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

SEND TAX NOTICE TO:  
Robert Thomas Janney and  
Dana Bradshaw Janney  
3013 Grande View Cove  
Maylene, AL 35114

**WARRANTY DEED**



20130904000360090 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
09/04/2013 02:22:21 PM FILED/CERT

STATE OF ALABAMA )

)

SHELBY COUNTY )

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard C. Abel, an unmarried man, and Leigh A. Wilson, a married woman, formerly known as Leigh Adkinson Abel and Leigh A. Abel (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Thomas Janney and Dana Bradshaw Janney (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 916 according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 9th Addition Phase II as recorded in Map Book 27, Page 85, Shelby County, Alabama records.

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 Thousand Seven Hundred Fifty And No/100 Dollars (\$270,750.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the grantors, nor that of the spouse of Leigh A. Wilson, neither is it contiguous thereto.

**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 30, 2013.

Richard C. Abel

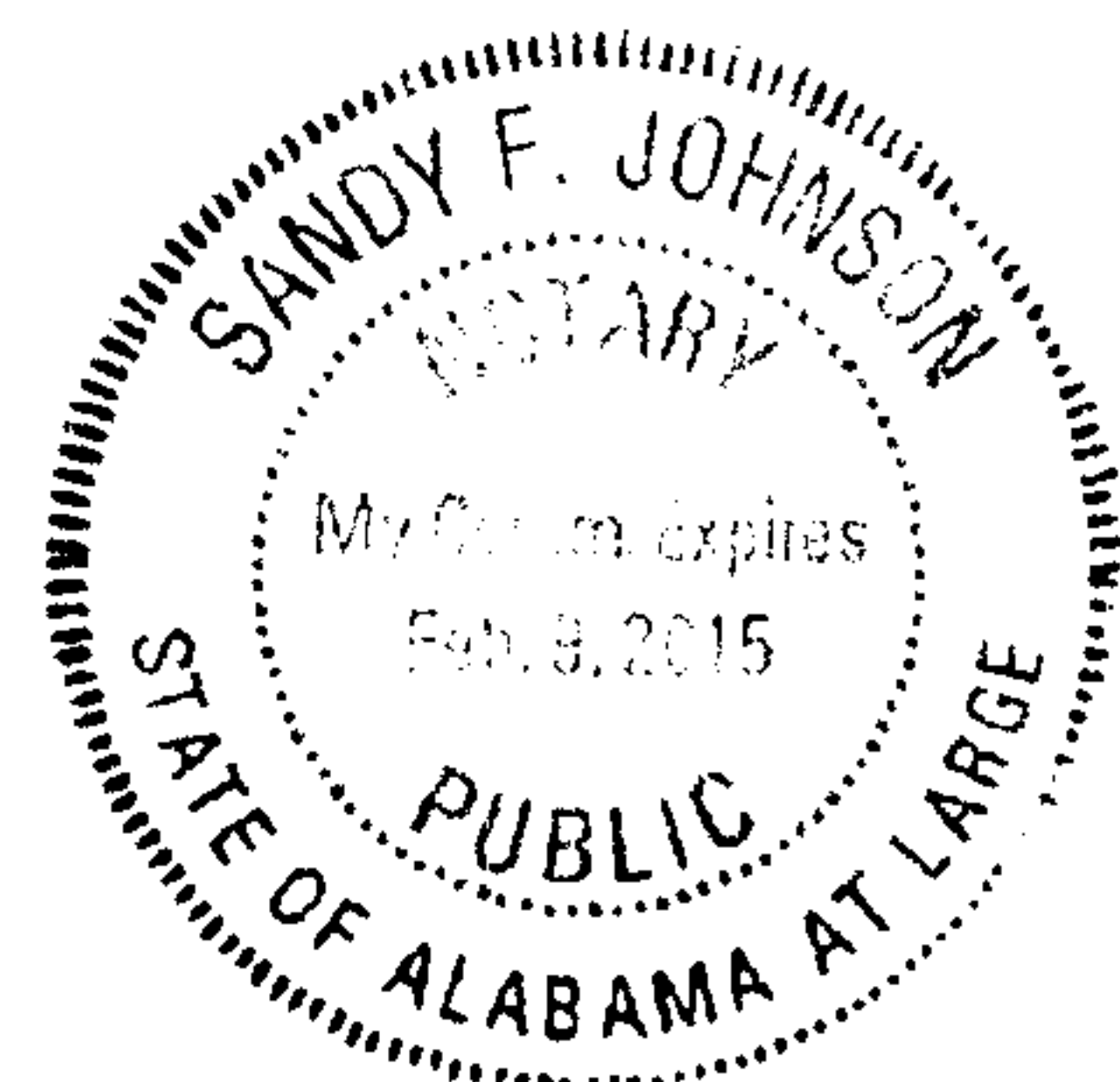
Leigh A. Wilson

Shelby County, AL 09/04/2013  
State of Alabama  
Deed Tax: \$14.50

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Abel and Leigh A. Wilson, 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 on the day same bears date.

Given under my hand and official seal on the 30th day of August, 2013.

  
Notary Public  
Commission Expires:

FILE NO.: TS-1301796

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

Grantor's Name	Richard C. Abel and Leigh A. Wilson	Grantee's Name	Robert Thomas Janney and Dana Bradshaw Janney
Mailing Address	3013 Grande View Cove Maylene, AL 35114	Mailing Address	120 Southern Hills Circle Calera, AL 35040
Property Address	3013 Grande View Cove Maylene, AL 35114	Date of Sale	August 30, 2013
		Total Purchase Price	\$285,000.00
		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)

<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 - Richard C. Abel and Leigh A. Wilson, 3013 Grande View Cove, Maylene, AL 35114.

Grantee's name and mailing address - Robert Thomas Janney and Dana Bradshaw Janney, 120 Southern Hills Circle, Calera, AL 35040.

Property address - 3013 Grande View Cove, Maylene, AL 35114

Date of Sale - August 30, 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 30, 2013

Sign   
Agent

