

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

SEND TAX NOTICE TO:
Justin Armstrong and Nicole Armstrong
132 Chestnut Lane
Helena, AL 35080



20130904000360170 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:29 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$289,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jamie S. Odom and spouse, Leslie C. Odom (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Justin Armstrong and Nicole Armstrong (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 9, according to the Survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Probate Office 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 Thirty-One Thousand Nine Hundred Twenty And No/100 Dollars (\$231,920.00) 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 29, 2013.

Jamie S. Odom

Leslie C. Odom

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$58.00

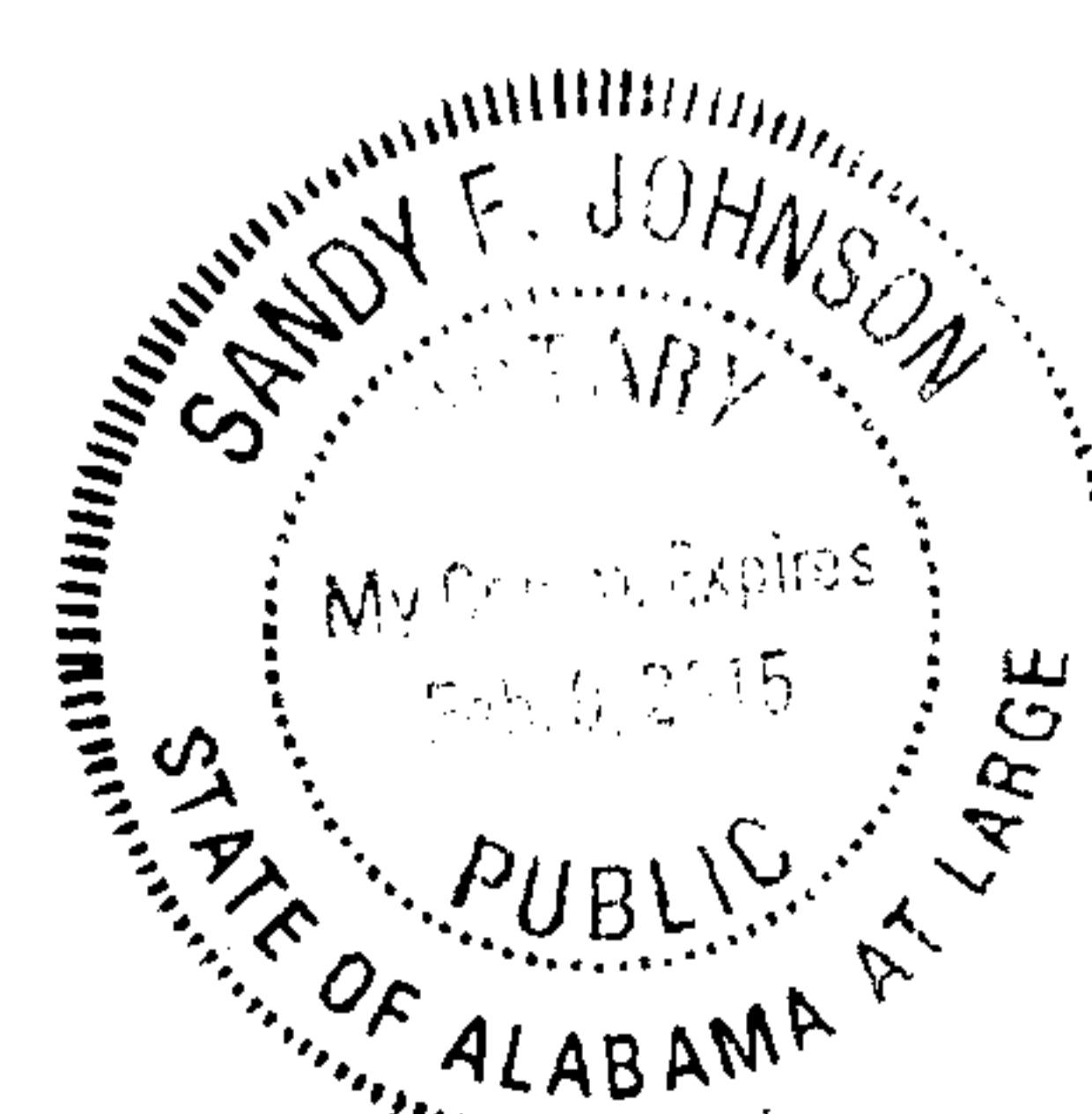
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie S. Odom and Leslie C. Odom, 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 29th day of August, 2013.

Notary Public
Commission Expires:

FILE NO.: TS-1301872



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

Grantor's Name	Jamie S. Odom and Leslie C. Odom	Grantee's Name	Justin Armstrong and Nicole Armstrong
Mailing Address	132 Chestnut Lane Helena, AL 35080	Mailing Address	101 Cahaba Farms Drive Indian Springs, AL 35124

Property Address	132 Chestnut Lane	Date of Sale	August 29, 2013
	Helena, AL 35080	Total Purchase Price	\$289,900.00
		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)

- 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.

<div[](https://img.shields.io/badge/Instructions-1.0-blue)

Grantor's name and mailing address - Jamie S. Odom and Leslie C. Odom, 132 Chestnut Lane, Helena, AL 35080.

Grantee's name and mailing address - Justin Armstrong and Nicole Armstrong, 101 Cahaba Farms Drive, Indian Springs, AL 35124.

Property address - 132 Chestnut Lane, Helena, AL 35080

Date of Sale - August 29, 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 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 29, 2013

Sign

Agent

