

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Seventy Thousand Thousand and No/100ths Dollars (\$170,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CARLA J. STONE AND BARRY D. STONE, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **CAROLYN JOYCE SPENCER** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8 according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16, as recorded in Map Book 33, page 97, Shelby County, Alabama Records.

Carla J. Stone and Carla J. Crowe are one and the same person.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Helena, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:


1. **Building Setback line of 30 feet reserved from Penhale Park Road and 30 feet from the rear, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet along Penhale Park Road.**
3. **Restrictions, covenants, and conditions as set out in Inst. NO. 20040625000349580, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 33, page 97, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to Alabama Power Company as set out in Inst. No. 20040629000355430, in the Probate Office.**
6. **Right(s)-of-Way(s) granted to Shelby County, as set out in Volume 271, page 739 and Volume 271, page 718, in the Probate Office.**
7. **Right(s)-of-Way(s) granted to Colonial Pipeline, as set out in Volume 267, page 834, and Volume 222, page 209, in the Probate Office.**
8. **Easement for roadway as set forth in Real 108, page 341, in Probate Office.**
9. **Agreement with Alabama Power Company and Colonial Pipeline as set forth in Real 386, page 398, in Probate Office.**

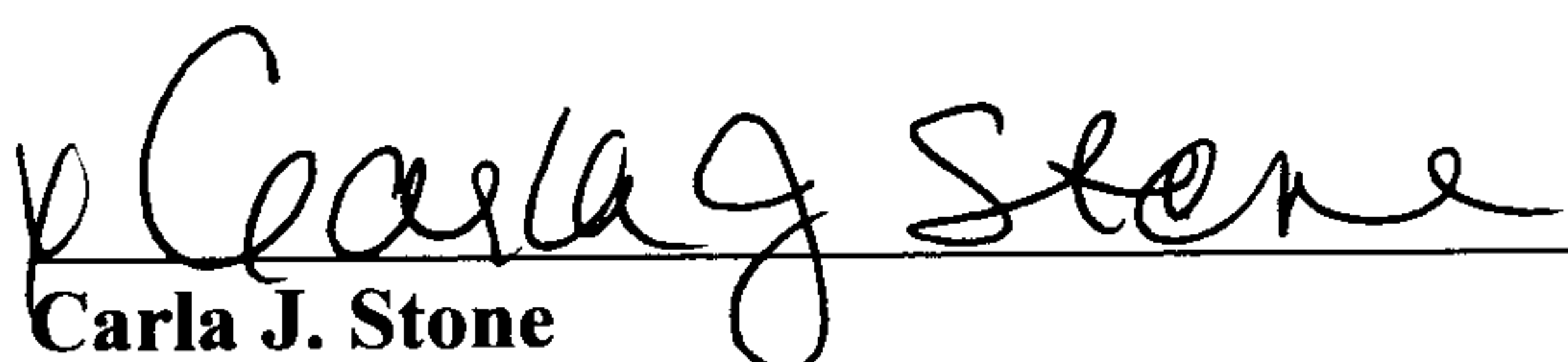
**\$ 152,967.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**


**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

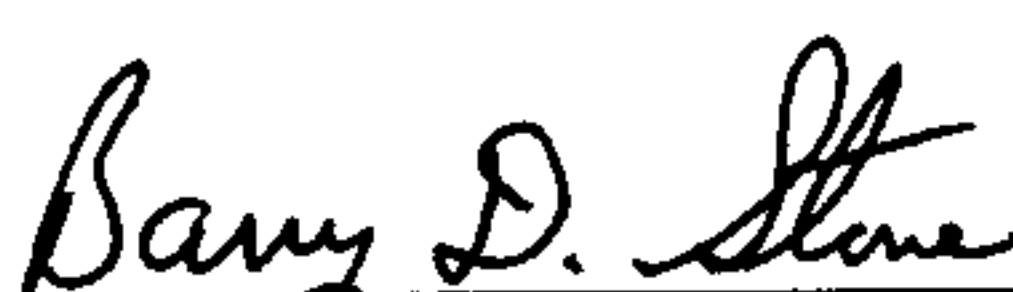
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 28th day of August, 2013.

  
\_\_\_\_\_  
WITNESS

 {L.S.}  
Carla J. Stone

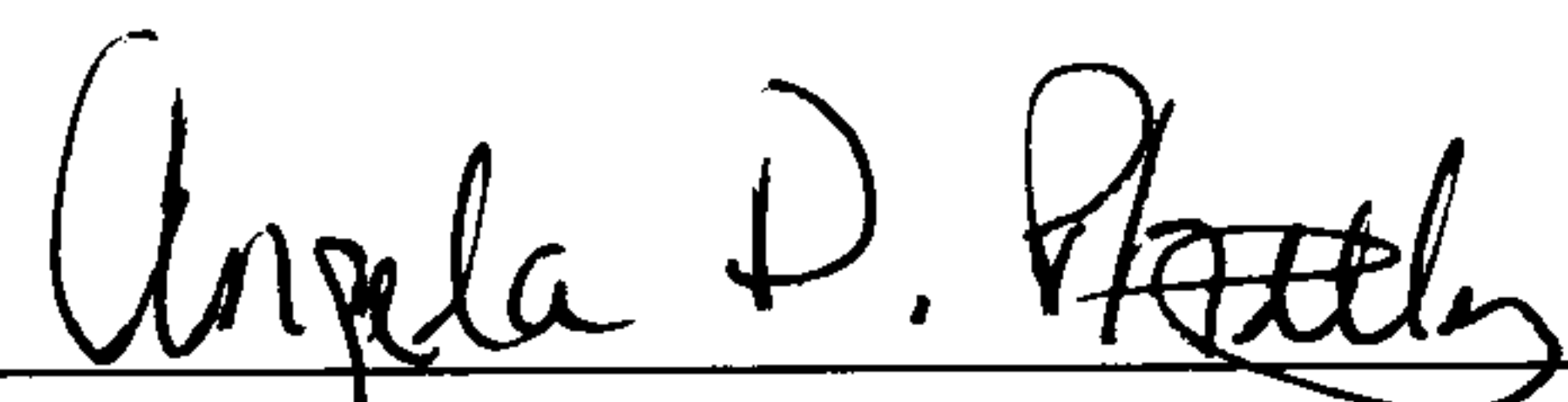
  
\_\_\_\_\_  
WITNESS

 {L.S.}  
Barry D. Stone

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Carla J. Stone and Barry D. Stone**, 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 seal this 28th day of August, 2013.

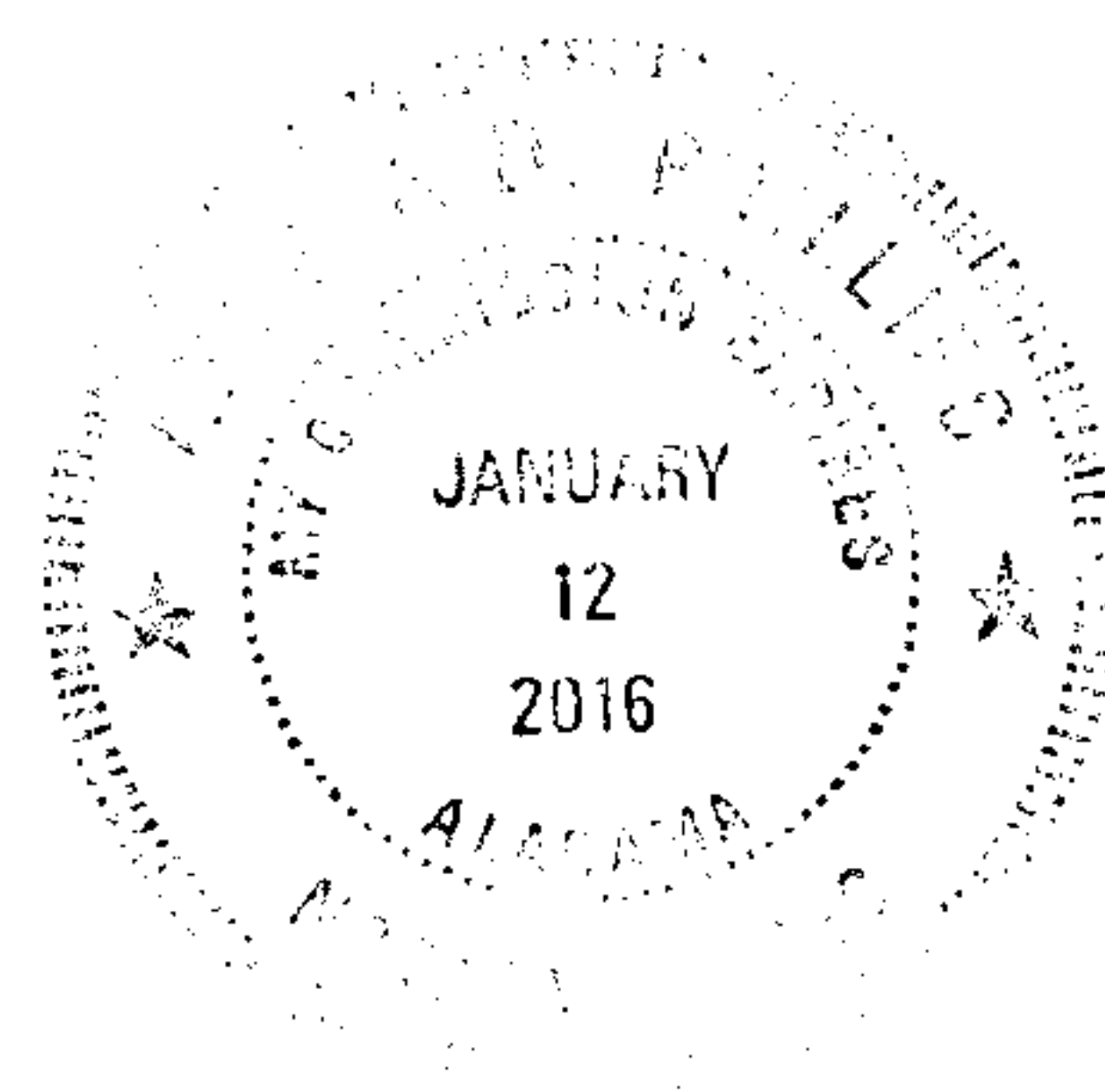
  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/2016


**GRANTEE'S MAILING ADDRESS:**

Carolyn J. Spencer  
136 Penhale Park Rd  
Helena, AL 35080

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2013-07-3325



  
20130906000362360 2/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/06/2013 08:53:17 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  
Mailing Address

Carla J. Stone  
1934 Gallant Fox Drive  
Helena AL 35080

Grantee's Name  
Mailing Address

Carolyn Joyce Spencer  
136 Penhale Park Rd  
Helena AL 35080

Property Address

136 Penhale Park Rd  
Helena AL 35080

Date of Sale

8/28/13

Total Purchase Price

\$ 170,000.00

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:

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

8/28/13

Print

Carla J. Stone

Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one