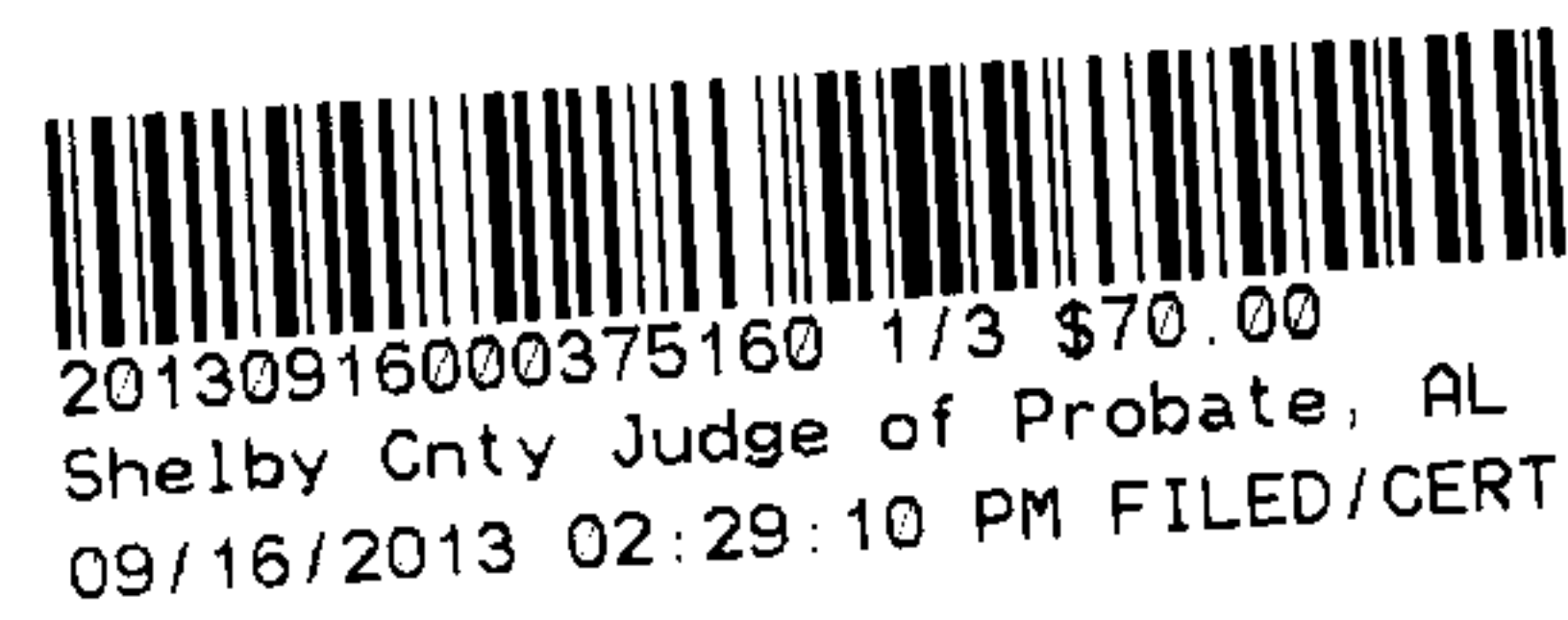


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Casey Varden and Amanda Varden
121 Grande Club Drive
Maylene, AL 35114

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-One Thousand And No/100 Dollars (\$181,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William E. Butel and wife, Natashia F. Faiz-Butel (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Casey Varden and Amanda Varden (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 1, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, in the Office of the Judge of Probate 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.

One Hundred Thirty-^{One}~~Five~~ Thousand And No/100 Dollars (^{131,000.00}~~\$135,000.00~~) 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 ²⁸~~29~~, 2013.

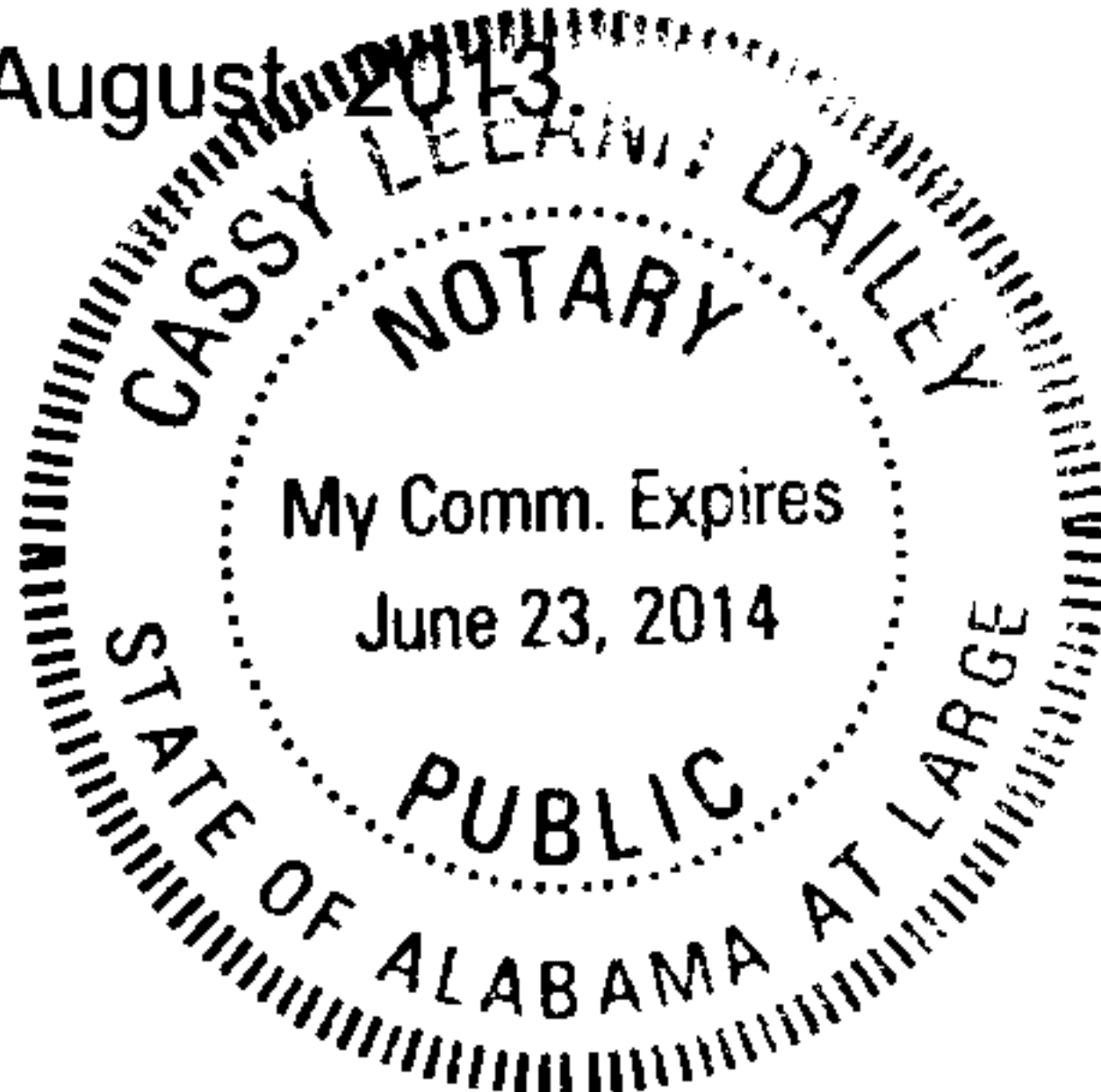
Natashia F. Faiz-Butel

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ^{Natashia F. Faiz-}~~William E.~~ Butel, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of August, 2013

Notary Public
Commission Expires:



Shelby County, AL 09/16/2013
State of Alabama
Deed Tax: \$50.00

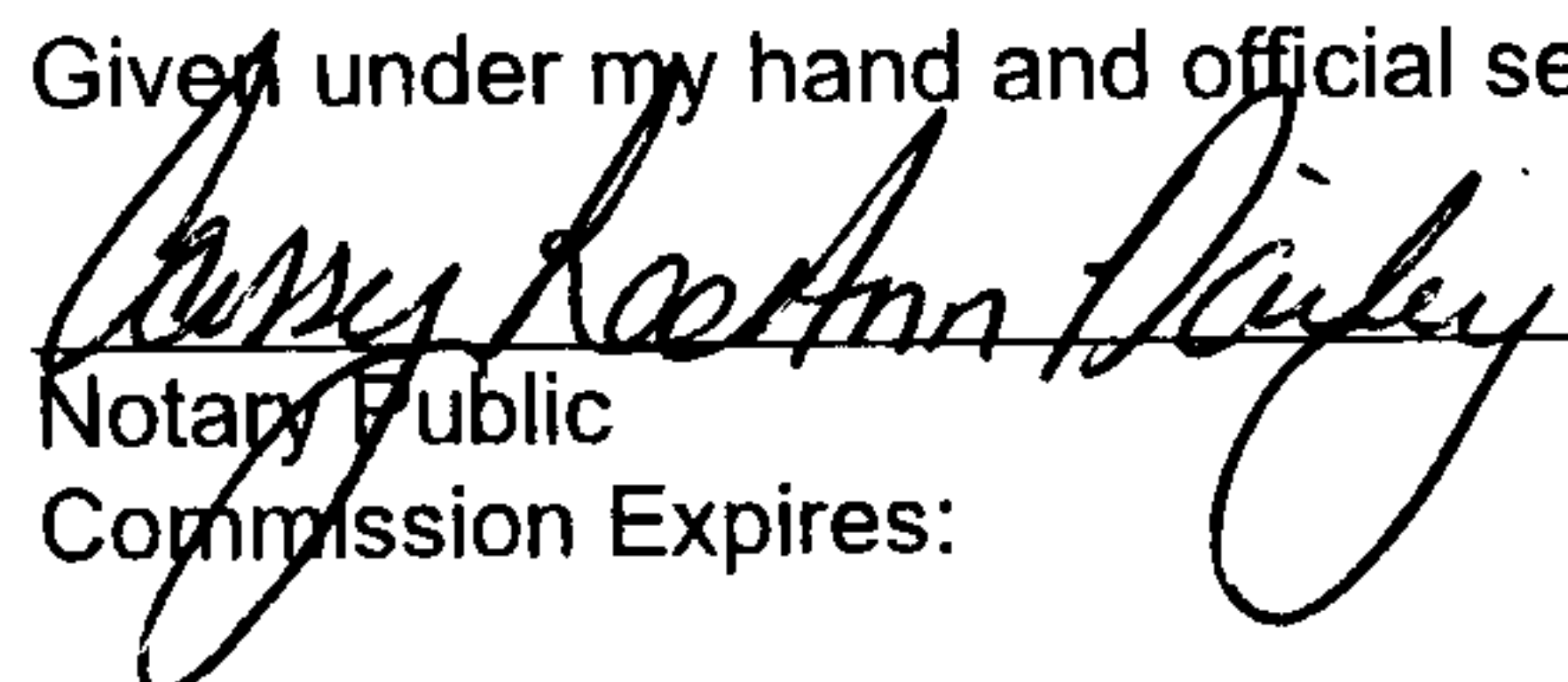


William E. Butel

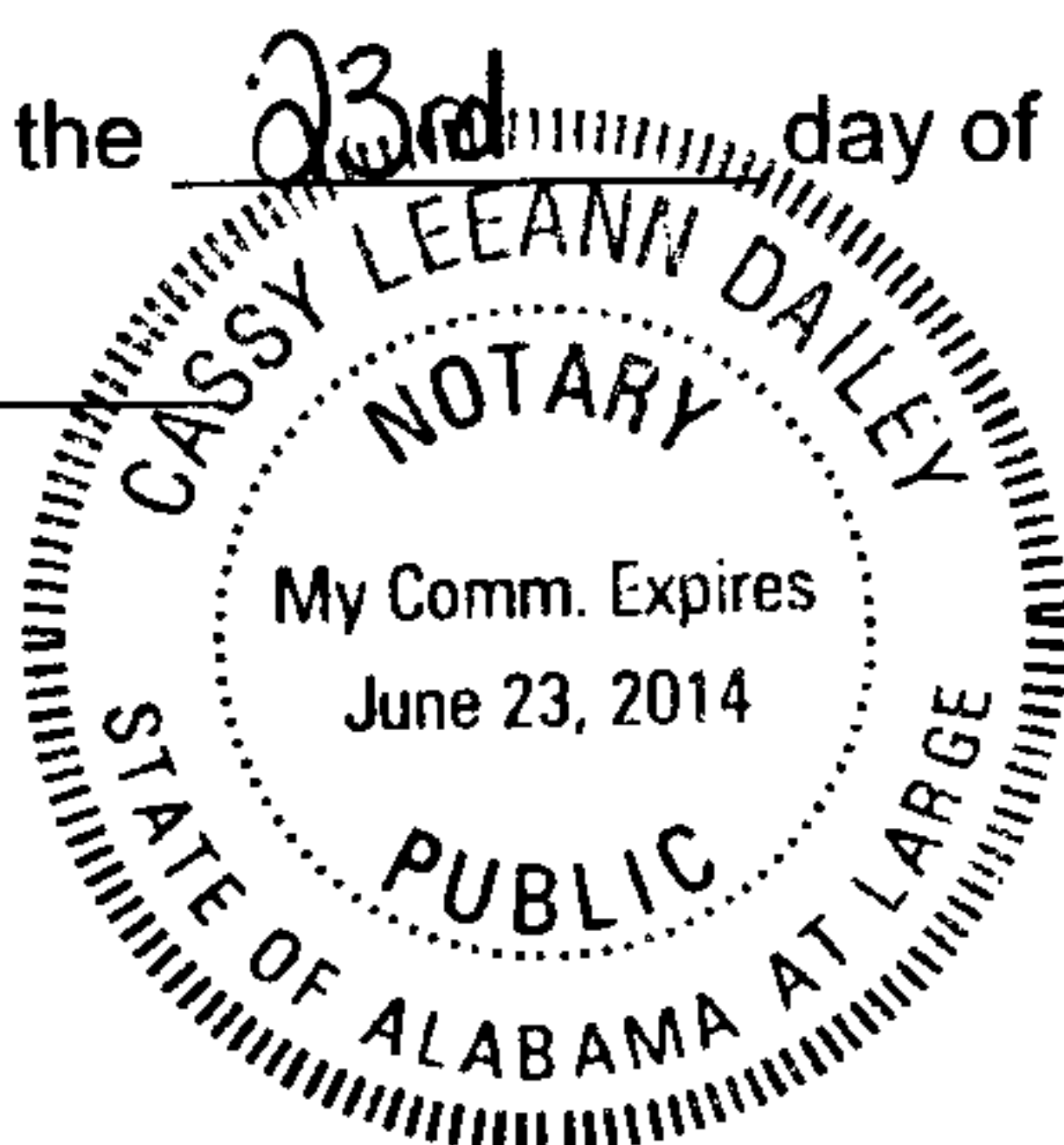
STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Butel, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same on the day same bears date.

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



Notary Public
Commission Expires:




20130916000375160 2/3 \$70.00
Shelby Cnty Judge of Probate, AL
09/16/2013 02:29:10 PM 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 William E. Butel and Natasha F. Faiz-Butel

Grantee's Name Casey Varden and Amanda Varden

Mailing Address 121 Grande Club Drive
Maylene, AL 35114

Mailing Address 318 County Road 830
Clanton, AL 35045

Property Address 121 Grande Club Drive
Maylene, AL 35114

Date of Sale August 28, 2013

Total Purchase Price \$181,000.00

or

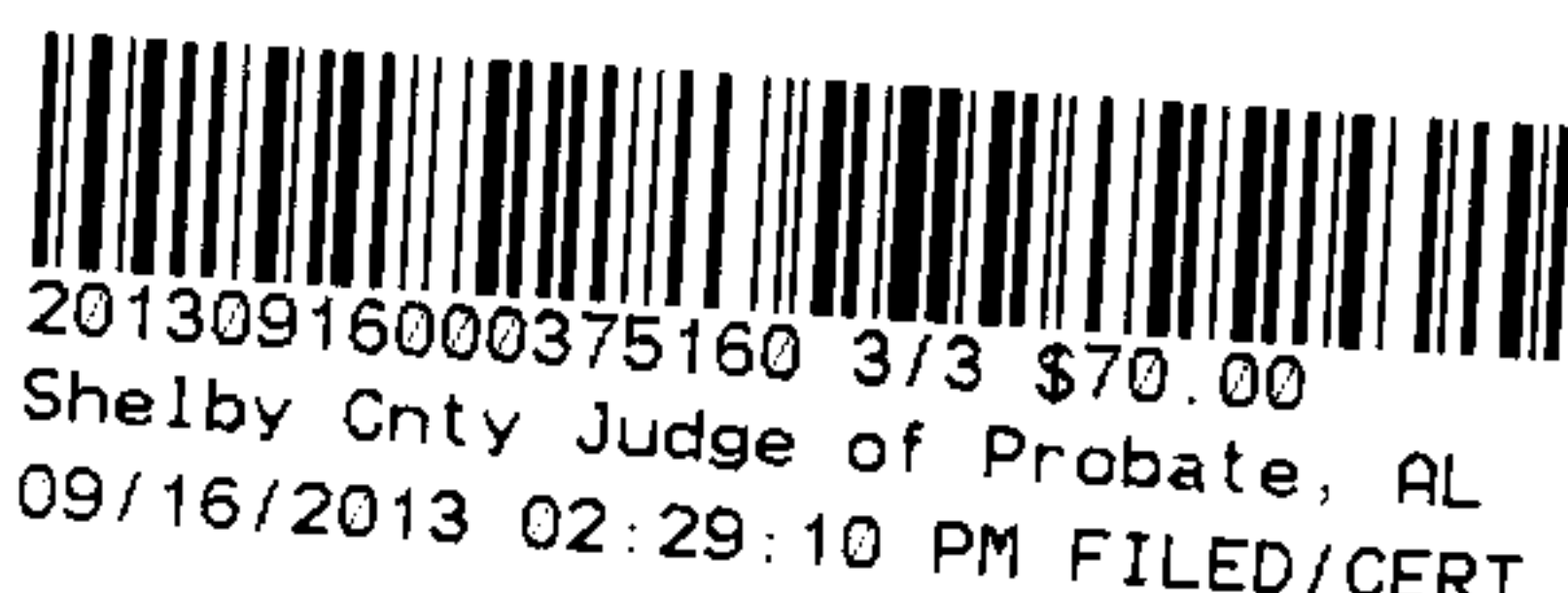
Actual Value

\$

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - William E. Butel and Natasha F. Faiz-Butel, 121 Grande Club Drive, Maylene, AL 35114.

Grantee's name and mailing address - Casey Varden and Amanda Varden, 318 County Road 830, Clanton, AL 35045.

Property address - 121 Grande Club Drive, Maylene, AL 35114

Date of Sale - August 28, 2013.

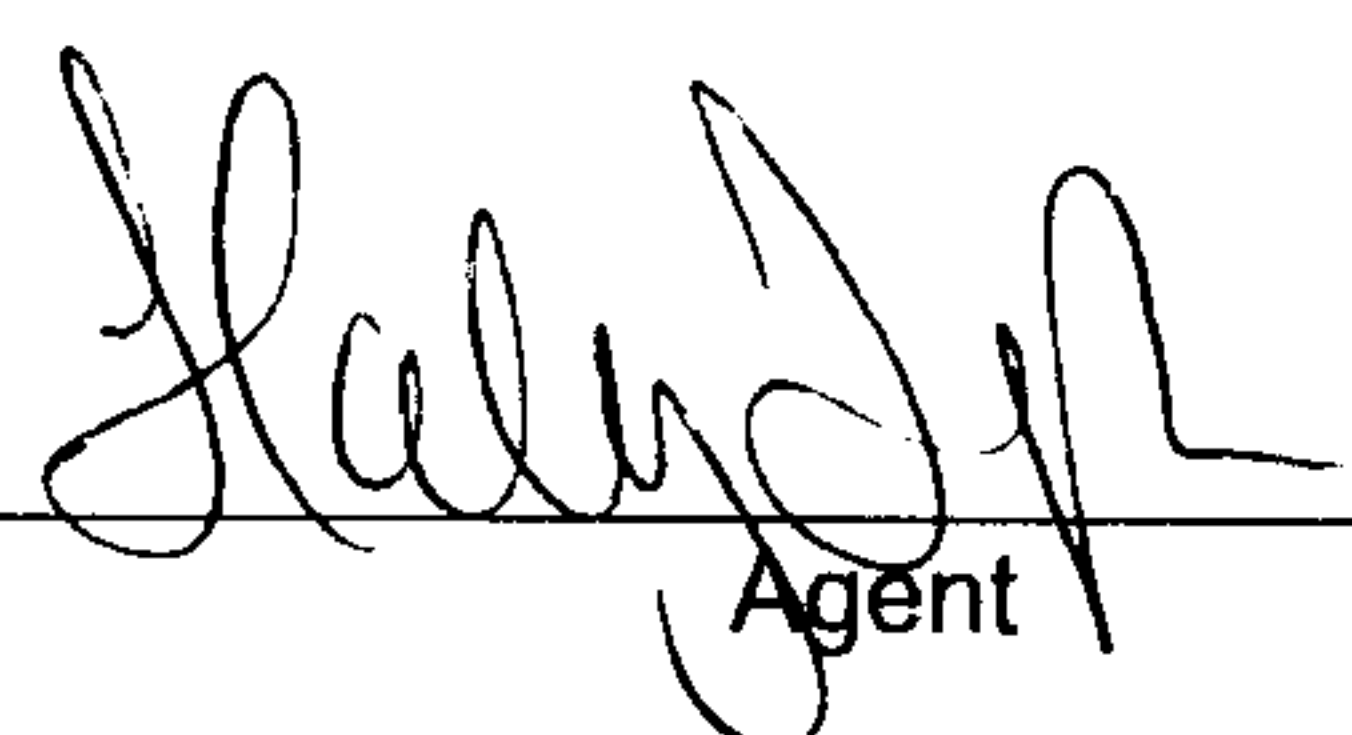
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 28, 2013

Sign 
Agent