

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Darryl & Katherine Henton
137 Turkey Hollow Road
Harpersville, AL 35078

JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy Thousand and 00/100 Dollars (\$70,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Chandler Property, LLC, herein referred to as Grantor, whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242 (whether one or more), grant, bargain, sell and convey unto Darryl W. Henton and Katherine Henton, (herein referred to as Grantee, whether one or more) whose mailing address is 137 Turkey Hollow Road, Harpersville, AL 35078, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in Shelby County, Alabama, the address of which is 137 Turkey Hollow Road, Harpersville, AL 35078, to-wit:

East 1/2 of SW 1/4 of the NW 1/4 of Section 18, Township 19, Range 2 East, Shelby County, Alabama, together with a non-exclusive easement for vehicular and pedestrian ingress and egress and for utilities as more particularly described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no assessments or dues owing any governmental or quasi governmental entity with respect to the property conveyed herein.

Randall H. Goggans is the authorized member of Grantor and is authorized to execute this conveyance.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 24th day of September, 2013.

Shelby County, AL 09/26/2013
State of Alabama
Deed Tax: \$70.00

Chandler Property, LLC


By: Randall H. Goggans
Randall H. Goggans, Authorized Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Authorized Member of Chandler Property, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 24th day of September, 2013.

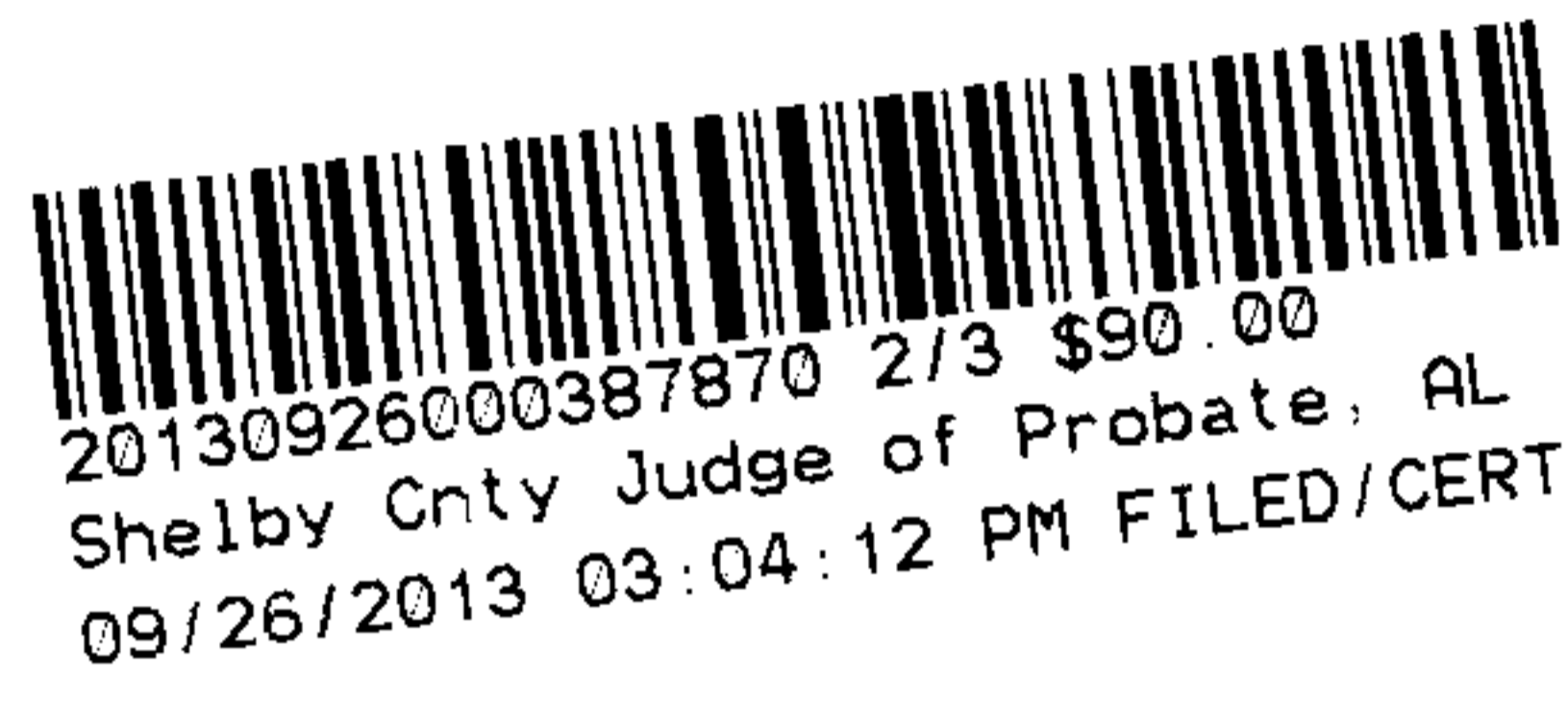

20130926000387870 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/26/2013 03:04:12 PM FILED/CERT

[Signature]
Notary Public
My Commission Expires: 3.1.14

EXHIBIT A

30' LEASUREMENT
Legal Description

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, TR 19 South, Range 2 East, Shelby County and run W 86' 44' 44" E for a distance of 404.50 feet to the point of beginning (POB). From POB run 30' north and parallel with the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section to a point. Thence turn east and run parallel with the south line of said $\frac{1}{4}$ $\frac{1}{4}$ section to a point on the east line of said $\frac{1}{4}$ $\frac{1}{4}$ section. Thence turn right and run south along the East line of $\frac{1}{4}$ $\frac{1}{4}$ section for 30' to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section. Thence turn right and run west along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section to the POB.



Real Estate Sales Validation Form

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

Grantor's Name
Chandler Property, LLC
Mailing Address
228 Hawthorn Street
Birmingham, AL 35242
Property Address
137 Turkey Hollow Road
Harpersville, AL 35078

Grantee's Name
Darryl W. & Katherine Henton
Mailing Address
137 Turkey Hollow Road
Harpersville, AL 35078
Date of Sale
September 24, 2013
Total Purchase Price \$70,000.00
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 I of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9.24.13

Print JAMES F. BURFORD III

Unattested _____
(Verified by)

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

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford, III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2013.

[Signature]
Notary Public
My Commission Exp.10-22-14

