

This instrument was prepared by:
Mike T. Atchison
P. O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
James Prencipe
1004 Dunsmore Drive
Chelsea, AL 35043

Special Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$385,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **N.P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN A THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.**, grant, bargain, sell and convey unto **JAMES M. PRENCIPE AND WIFE, PATRICIA M. PRENCIPE**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes for 2013 and subsequent years, easements, restrictions, covenants, agreements and mineral rights exceptions, if any.

(\$365,750.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.



20131002000395950 1/4 \$42.50
Shelby Cnty Judge of Probate, AL
10/02/2013 03:08:32 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, 2013.

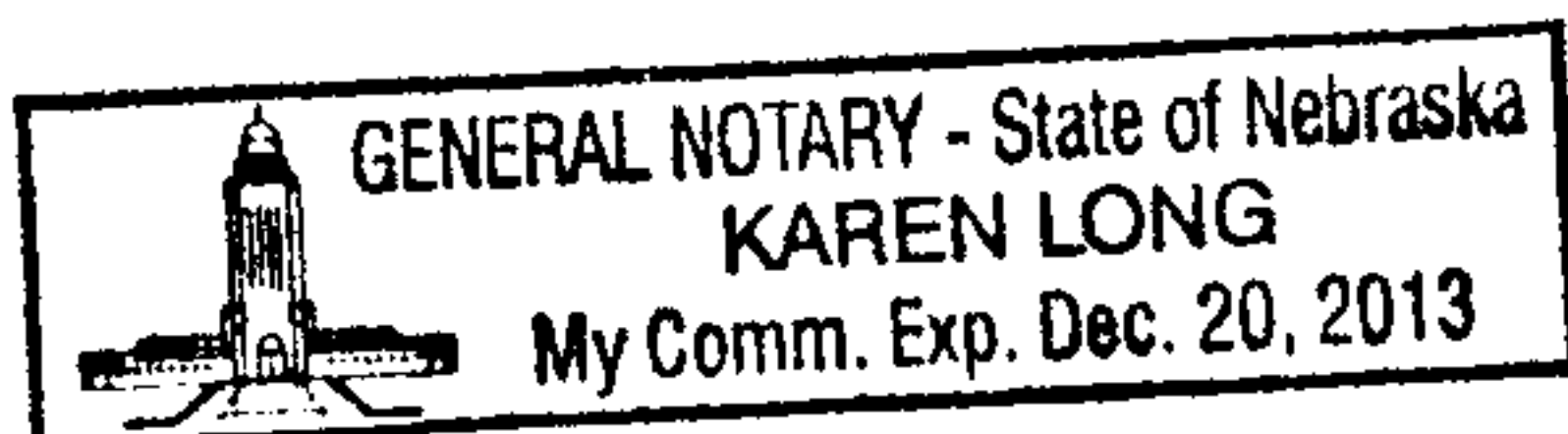
Trust Agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr.


By: N.P. Dodge, Jr., as Trustee

STATE OF Nebraska
COUNTY OF Douglas

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **N.P. Dodge, Jr.**, whose name as Trustee under the Trust agreement dated the 14th day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., 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 in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2013.




Notary Public

My Commission Expires: 20 Dec 2013


20131002000395950 2/4 \$42.50
Shelby Cnty Judge of Probate, AL
10/02/2013 03:08:32 PM FILED/CERT

EXHIBIT "A"

LOT 1-80, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK, 1ST SECTOR,
PHASE I & II, AS RECORDED IN MAP BOOK 34, PAGE 21 A & B, IN THE OFFICE OF
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



20131002000395950 3/4 \$42.50
Shelby Cnty Judge of Probate, AL
10/02/2013 03:08:32 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 NP Dodge
Mailing Address 8701 West Dodge Rd
Omaha NE
68124

Grantee's Name James M Prencipe
Mailing Address 1004 Dunsmore Dr
Chelsea AL
35043

Property Address 1004 Dunsmore Dr
Chelsea AL
35043

Date of Sale 10-1-13
Total Purchase Price \$ 385,000.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

☐ Unattested _____
(verified by)

Print Mike T. Alch
Sign Mike T. Alch
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/02/2013
State of Alabama
Deed Tax: \$19.50


20131002000395950 4/4 \$42.50
Shelby Cnty Judge of Probate, AL
10/02/2013 03:08:32 PM FILED/CERT