

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

James C. Stockton and Peggy L. Stockton
4457 Crossings Ridge
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,


On this September 30, 2013, That for and in consideration of **TWO HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$252,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **MELISSA NEWELL, an unmarried woman**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JAMES C. STOCKTON and PEGGY L. STOCKTON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 340, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 33, Page 154.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 2000-14348 and Instrument No. 2000-43395.
8. Right of way granted to Shelby County as set forth in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of way granted to Alabama Power Company as set forth in Real Book 142, Page 148.

Shelby County, AL 10/03/2013
State of Alabama
Deed Tax: \$252.50


20131003000396890 1/3 \$272.50
Shelby Cnty Judge of Probate, AL
10/03/2013 11:05:03 AM FILED/CERT

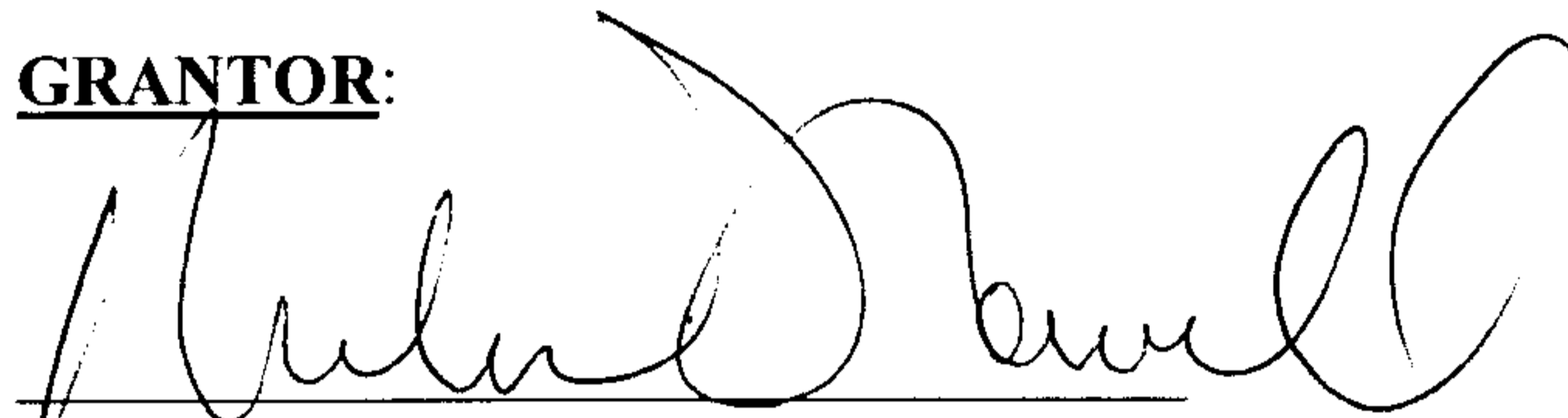
10. Right of way granted to City of Hoover as set forth in Instrument No. 2000-40742; Instrument No. 2000-40741 and Instrument No. 2000-25988, in the Office of the Judge of Probate of Shelby County, Alabama
11. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2002-2381; Instrument No. 2002-32073 and Instrument No. 2004-5776, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 30, 2013.

GRANTOR:




Melissa Newell

**STATE OF ALABAMA
COUNTY OF SHELBY**

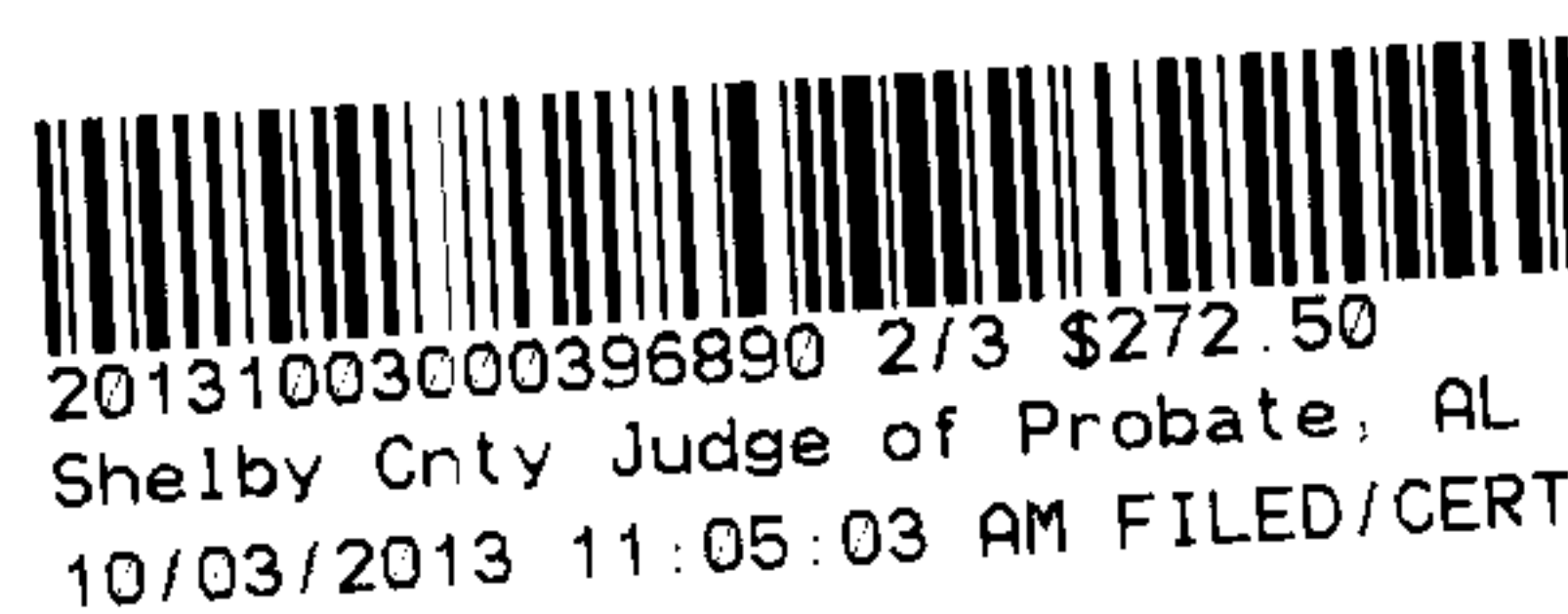
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Melissa Newell, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Melissa Newell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

IN WITNESS WHEREOF, the said Grantor have hereunto set her hands and seals on this day of September 30, 2013.



C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



Real Estate Sales Validation Form

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

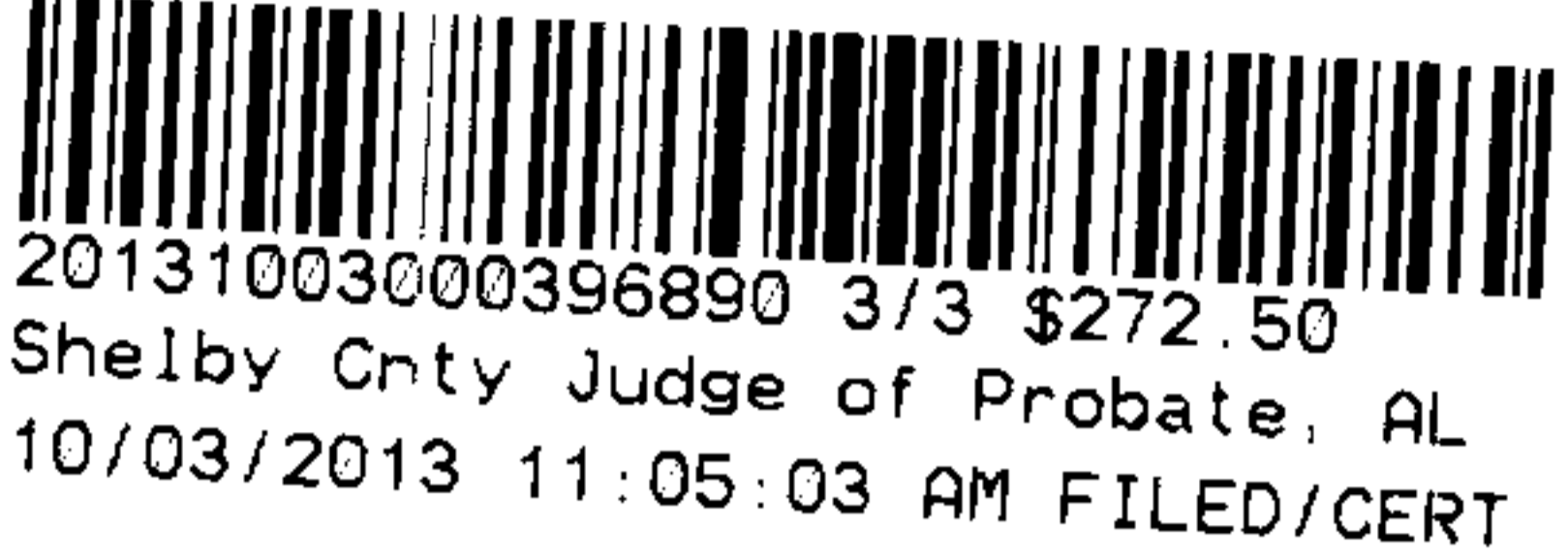
Grantor's Name Melissa Newell
Mailing Address 435 Hwy 56
Wilsonville AL 35186

Grantee's Name James C Stockton
Mailing Address Peggy L Stockton
4457 Crossings Ridge
Birmingham AL 35242

Property Address 4457 Crossings Ridge
Birmingham AL 35242

Date of Sale 9/30/13
Total Purchase Price \$ 252,500

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 of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____ Print C RYAN SPARKS

Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one