

Send tax notice to:

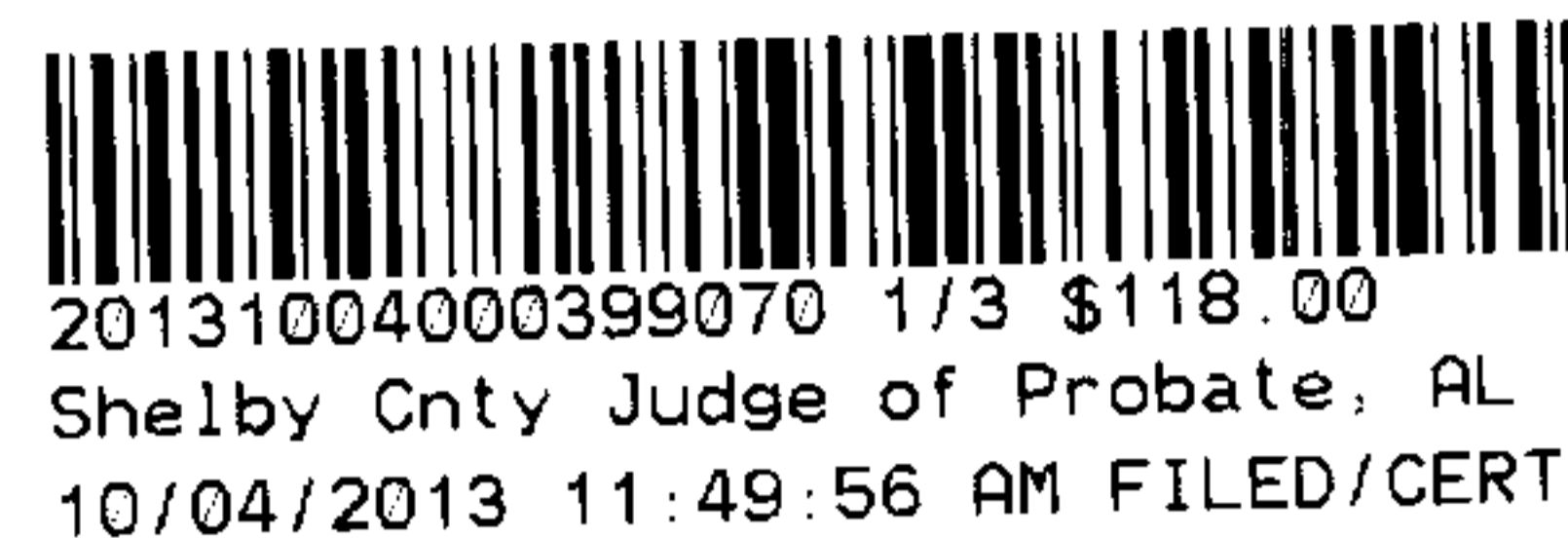
BEN CHENAULT
91 MOUNT LAUREL AVENUE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Jefferson COUNTY

2013475

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) in hand paid to the undersigned, LARRY FINN and TESSIE FINN, HUSBAND and WIFE (hereinafter referred to as "Grantors") by BEN CHENAULT, JR. AND KIM CHENAULT (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

LOT 12-12, BLOCK 12, ACCORDING TO THE SURVEY OF MT LAUREL - PH II, AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. EASEMENT AS RECORDED IN INST. NO. 2003-18453.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-56911; INST. NO. 2005-9693 AND INST. NO. 20040525000276940.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 2000-35579; AMENDED BY 1ST AMENDMENT THERETO AND RECORDED IN INST. NO. 2000-38859 AND RE-RECORDED IN INST. NO. 2000-36270. 2ND AMENDMENT AS RECORDED IN INST. NO. 2000-38860 AND 3RD AMENDMENT AS RECORDED IN INST. NO. 2001-03681 IN THE PROBATE OFFICE.
6. RESTRICTIONS, LIMITATION, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 28, PAGE 69, IN THE PROBATE OFFICE.
7. COVENANT AND AGREEMENT FOR WATER SERVICES APRIL 24, 1989 AND RECORDED IN REAL BOOK 235, PAGE 611 IN THE PROBATE OFFICE.
8. SEWER SERVICE AGREEMENT DATED JUNE 22, 1999 BY AND BETWEEN DOUBLE OAK WATER RECLAMATION, LLC AND EBSCO DEVELOPMENT COMPANY, INC. AS SET OUT IN INST. NO. 1999-3429 IN PROBATE OFFICE.
9. DECLARATION OF CHARTER EASEMENTS, COVENANTS AND RESTRICTIONS OF MT. LAUREL. A TRADITIONAL NEIGHBORHOOD DEVELOPMENT AS RECORDED IN INST. NO. 2000-35580 IN PROBATE OFFICE.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISE, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS,

Shelby County, AL 10/04/2013
State of Alabama
Deed Tax: \$98.00


PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING
RELEASE OF DAMAGE.

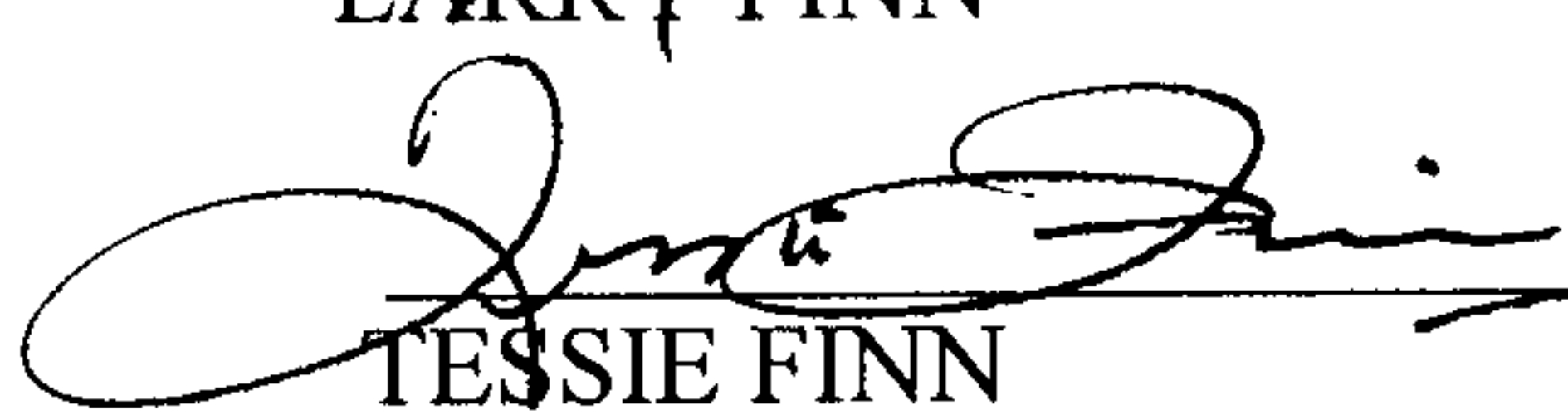
\$392,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

**BEN CHENAULT AND BEN CHENAULT, JR. ARE ONE AND THE SAME
PERSON.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 13th day of September, 2013.



LARRY FINN


TESSIE FINN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that LARRY FINN AND TESSIE FINN, whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of September, 2013..



Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr
9-30-16



20131004000399070 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
10/04/2013 11:49:56 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 Larry Finn
Mailing Address 5617 Lake Cyrus Way
Hoover AL 35244

Grantee's Name Ben Chenault J
Mailing Address 91 Mt Laurel Ave
Birmingham AL
35242

Property Address 91 Mt Laurel Ave
Birmingham AL
35242

Date of Sale 9-13-13
Total Purchase Price \$ 490,000
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 - 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 9-13-13

Print LARRY FINN

Unattested _____
(verified by)

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

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF Sept, 2013.

[Signature]
Notary Public

20131004000399070 3/3 \$118.00
Shelby Cnty Judge of Probate, AL
10/04/2013 11:49:56 AM FILED/CERT