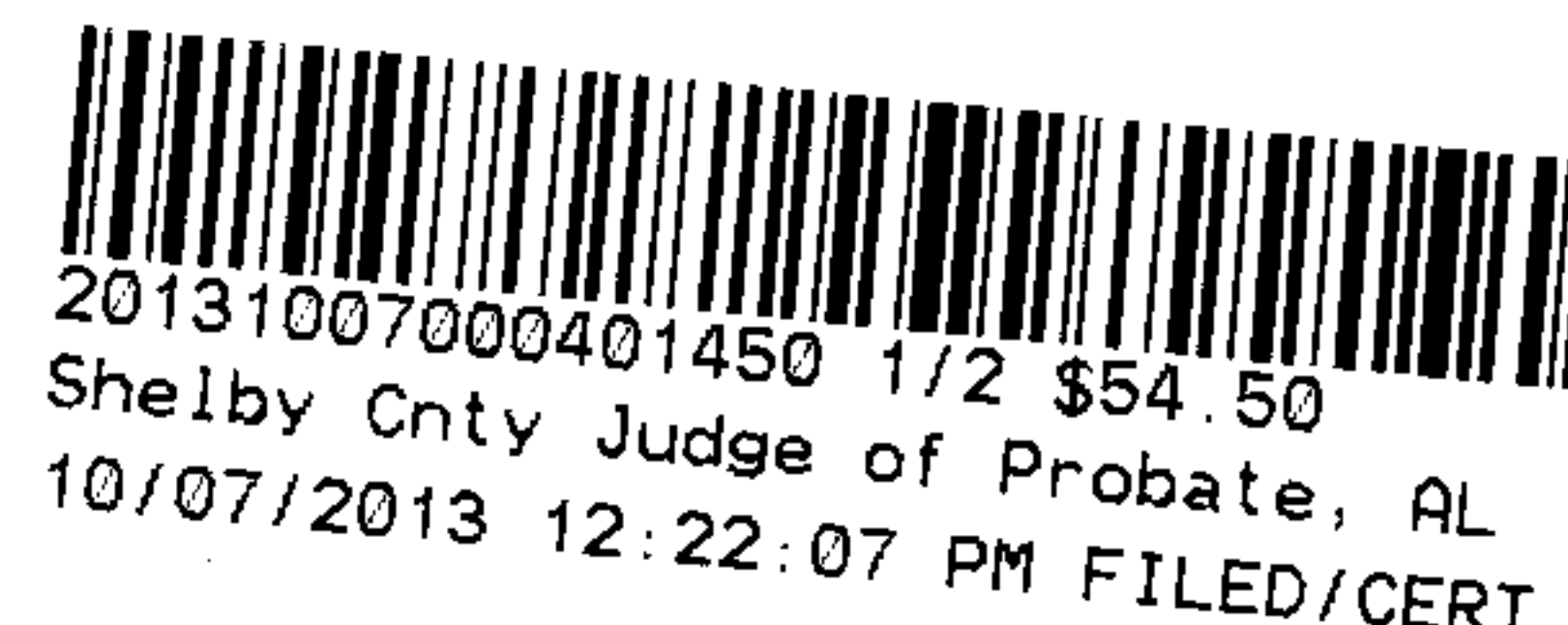


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Eve W. Beasley
2104 Arrowleaf Drive
Hoover, AL 35244

GENERAL WARRANTY DEED



STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Five Thousand Nine Hundred And No/100 Dollars (\$185,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Celia Yates, formerly known as Celia P. Christian, and husband, Dan Yates, by and through his Attorney-in-Fact, Celia Yates, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Eve W. Beasley (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 14, according to the Survey of Riverchase West Residential Subdivision, First Addition, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in 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 Forty-Eight Thousand Seven Hundred Twenty And No/100 Dollars (\$148,720.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 27, 2013.

Celia Yates
Celia Yates

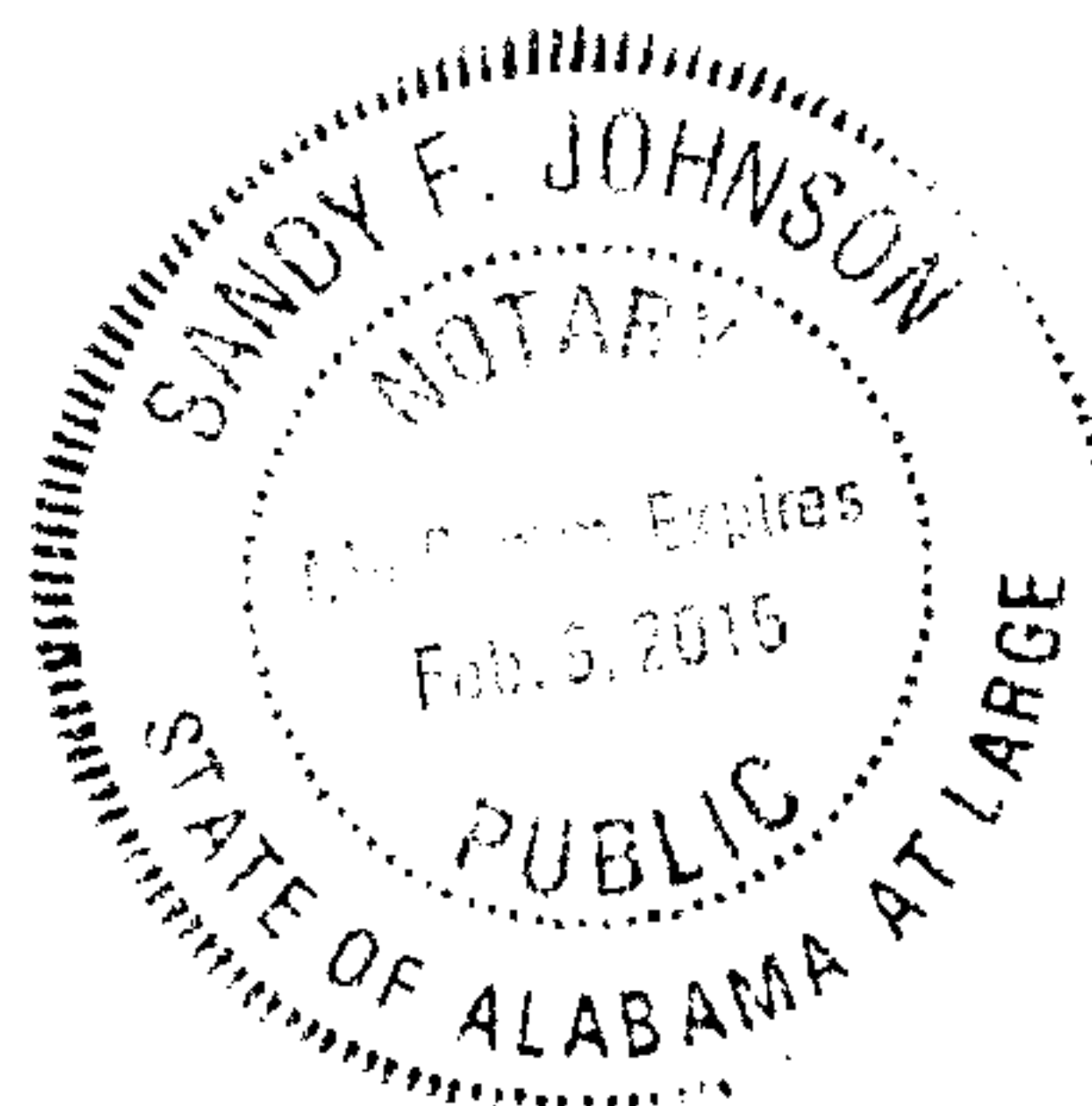
Dan Yates, by and through his attorney-in-fact, Celia Yates
Dan Yates, by and through his Attorney-in-Fact, Celia Yates

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Celia Yates, individually, and as Attorney-in-Fact for Dan Yates, whose name is signed to the foregoing conveyance, and who are 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 27th day of September, 2013.

Sandy F. Johnson
Notary Public
Commission Expires



Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$37.50

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Celia Yates

Grantee's Name Eve W. Beasley

Mailing Address 2104 Arrowleaf Drive
Hoover, AL 35244

Mailing Address 2086 Royal Fern Lane
Birmingham, AL 35244

Property Address 2104 Arrowleaf Drive
Hoover, AL 35244

Date of Sale September 27, 2013
Total Purchase Price \$185,900.00

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 - Celia Yates, 2104 Arrowleaf Drive, Hoover, AL 35244.

Grantee's name and mailing address - Eve W. Beasley, 2086 Royal Fern Lane, Birmingham, AL 35244.

Property address - 2104 Arrowleaf Drive, Hoover, AL 35244

Date of Sale - September 27, 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.

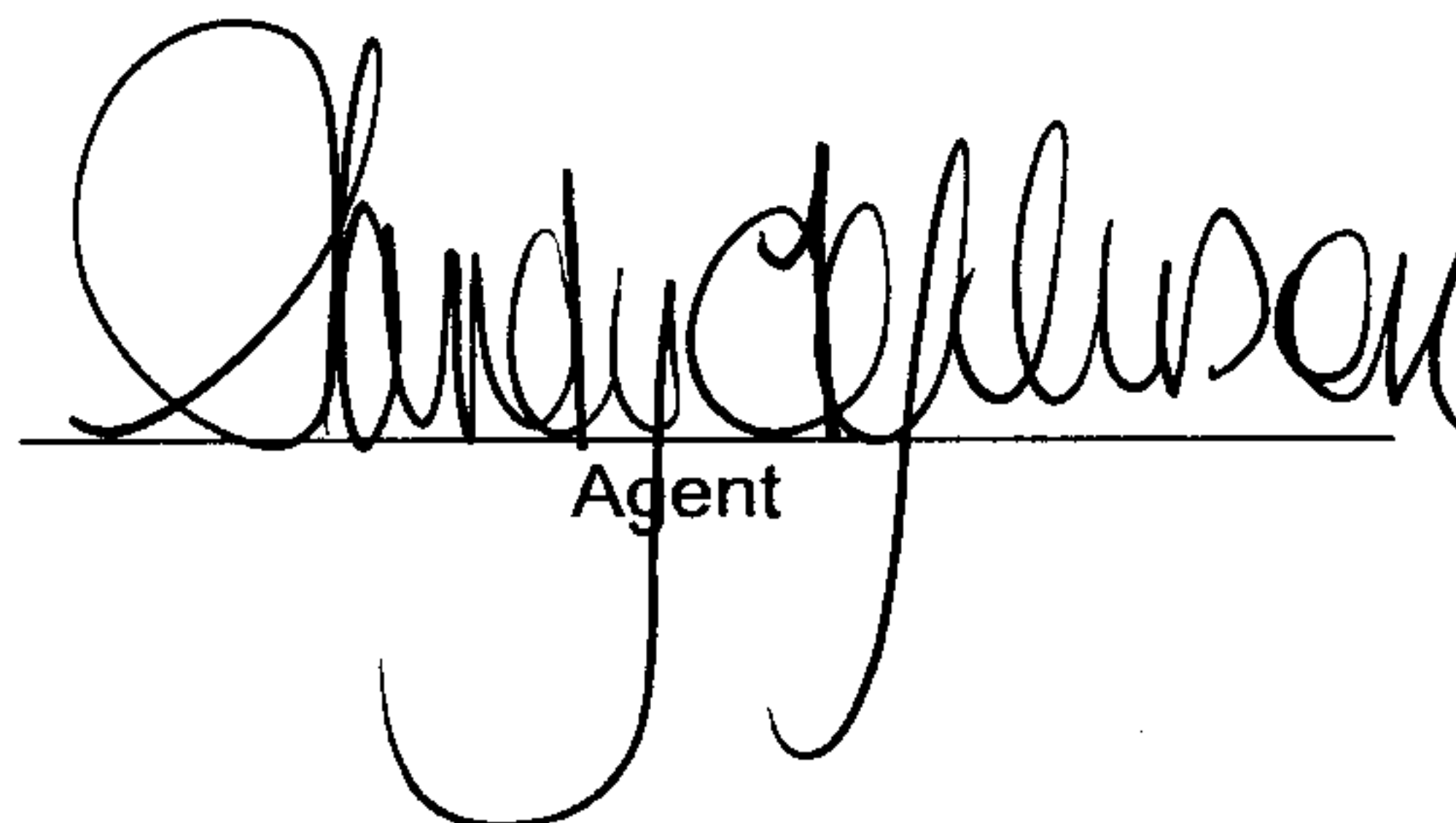
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.


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: September 27, 2013

Sign


Agent


20131007000401450 2/2 \$54.50
Shelby Cnty Judge of Probate, AL
10/07/2013 12:22:07 PM FILED/CERT