

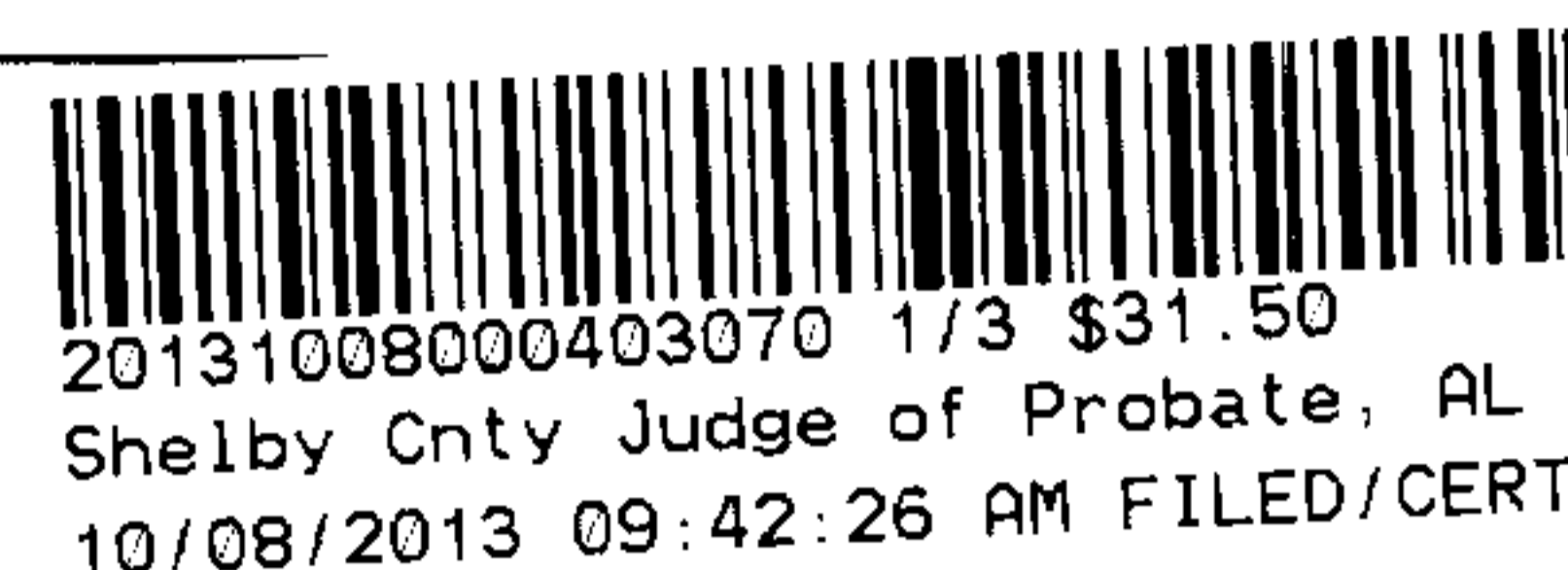
This document prepared by:
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(Description furnished by Grantors. No survey examined and no title examination made by this attorney)
Source of title: Deed dated 03/03/2005 and filed 03/16/2005 in Instrument Number 20050316000118120

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Eleven Thousand Five Hundred and No/100 Dollars (\$11,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Richard P. Fennell**, as surviving Grantee of the above referenced deed dated March 3, 2005, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto **Rocky DeWayne Donahoo** and wife, **Donna Donahoo**, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, for and during their joint lives as joint tenants 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 property situated in Shelby County, Alabama, to-wit:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 664.23 FEET; THENCE RIGHT 91° 09' IN A WESTERLY DIRECTION 371.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAME COURSE 435.30 FEET TO THE SOUTHEAST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 26; THENCE RIGHT 165° 47' IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY 290.38 FEET; THENCE LEFT 6° 31' 30" IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY 85.92 FEET; THENCE RIGHT 74° 54' 30" IN A SOUTHEASTERLY DIRECTION 125.45 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Less and except: Mining and mineral rights, restrictions, easements and rights of way of record.

Richard P. Fennell is the surviving grantee of the above referenced deed dated March 3, 2005. Jeffrey L. Watson, also known as Jeffery Lee Watson having died Nov. 1, 2010., 2010.

Shelby County, AL 10/08/2013
State of Alabama
Deed Tax: \$11.50



20131008000403070 2/3 \$31.50
Shelby Cnty Judge of Probate, AL
10/08/2013 09:42:26 AM FILED/CERT

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of October, 2013.

Richard P. Fennell (L.S.)
Richard P. Fennell

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Richard P. Fennell**, an unmarried man, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of Oct., 2013.

Elizabeth A. Kelaf
Notary Public
My Commission Expires: 6/25/14

Real Estate Sales Validation Form

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

Grantor's Name Richard P. Fennell
Mailing Address 4668 Boswellville Road
Wilson, NC 27893

Grantee's Name Rocky Donahoo
Mailing Address Donna Donahoo
292 Kent Dairy Road
Maylene, AL 35114

Property Address 232 Kent Dairy Road
Alabaster, AL 35007

Date of Sale October 5, 2013

Total Purchase Price \$ 11,500.00

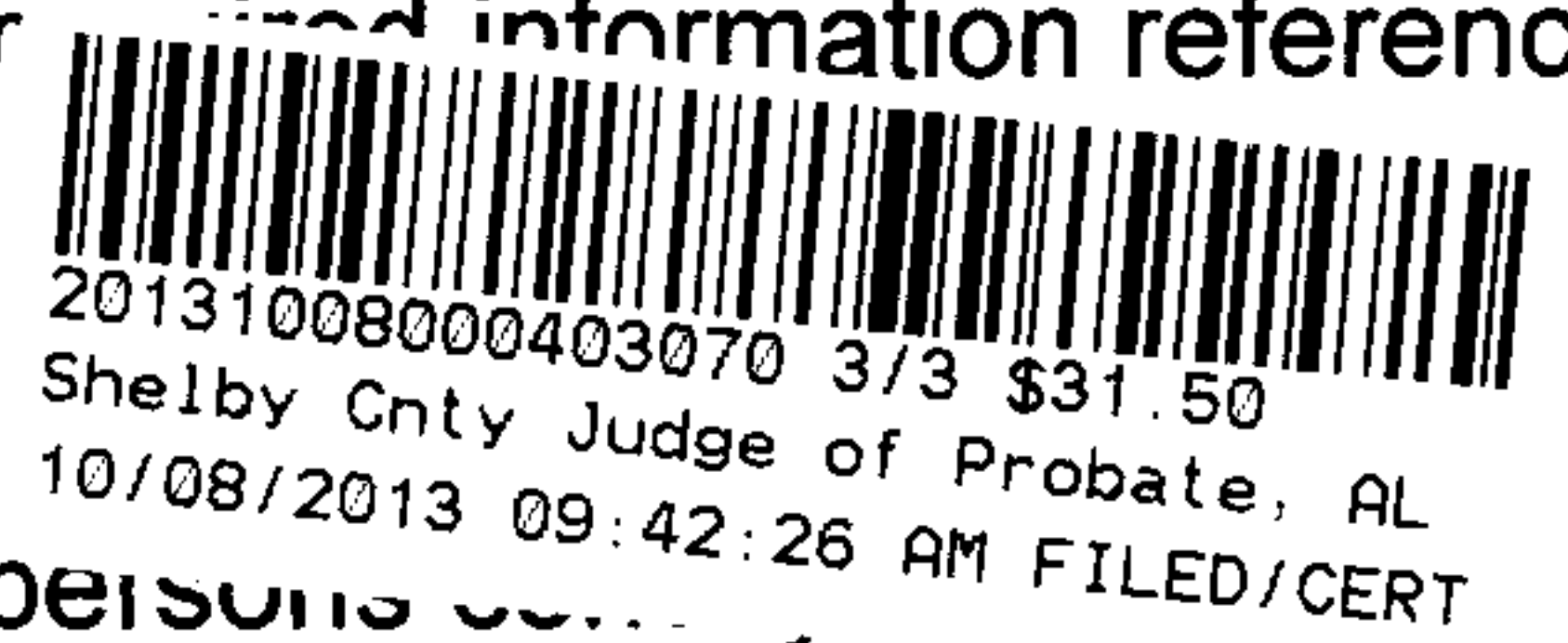
or
Actual Value \$

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 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 10/05/13

Print Richard P. Fennell

Unattested (verified by)

Sign Richard P. Fennell (Grantor/Grantee/Owner/Agent) circle one

Print Form