

Send tax notice to:
John & Jennifer Oliver
6699 Highway 51
Wilsonville, AL 35186

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20131009000404700 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
10/09/2013 08:48:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00) in hand paid to the undersigned **Jefferson T. Gann and Tiffany Gann, husband and wife** (hereinafter referred to as "Grantors"), by **John Darby Oliver and Jennifer Lee Oliver, husband and wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Lake Cameron as recorded in Map Book 19, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

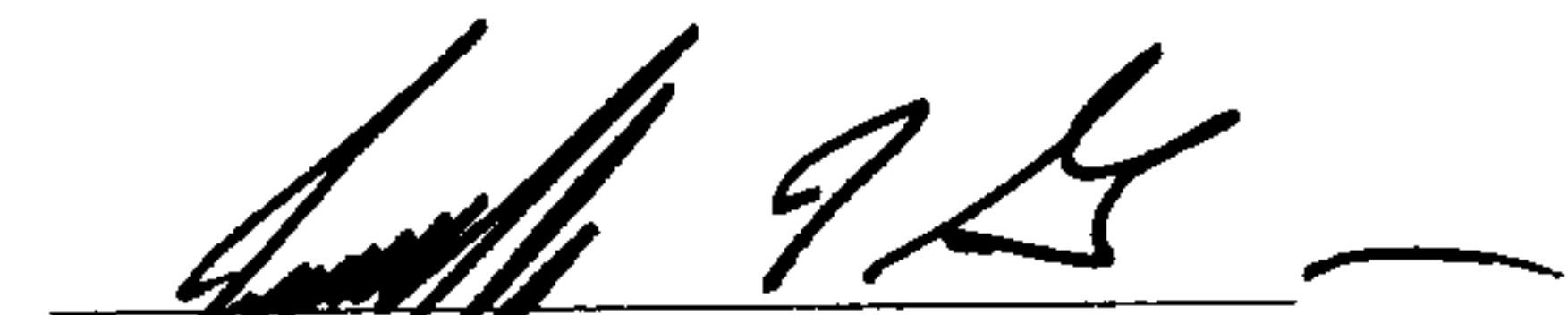
\$305,733.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

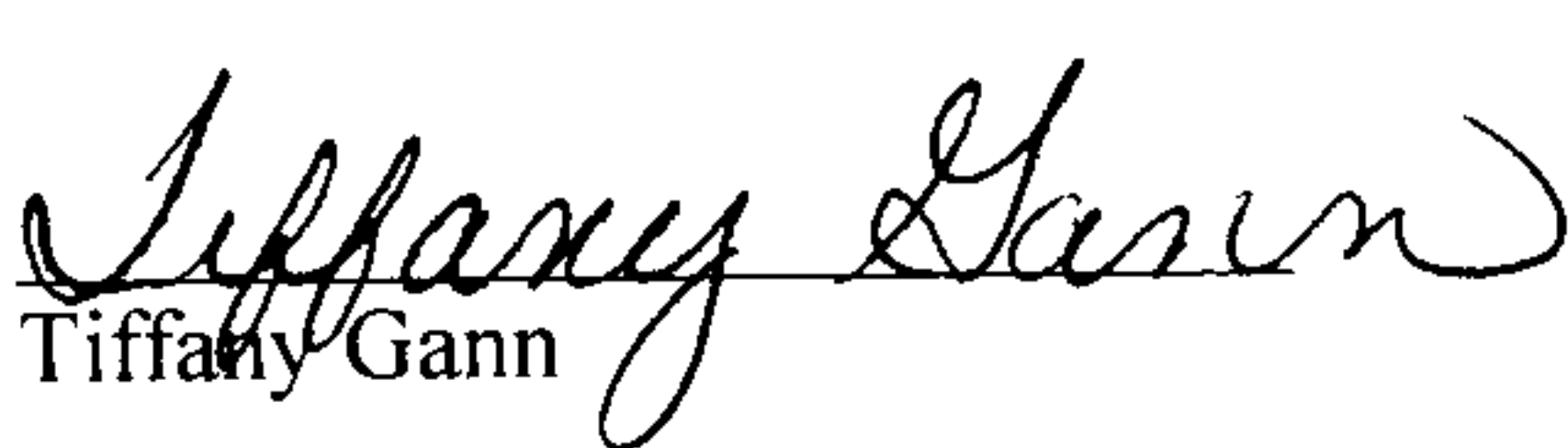
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

Shelby County, AL 10/09/2013
State of Alabama
Deed Tax: \$49.50

IN WITNESS WHEREOF, Grantors Jefferson T. Gann and Tiffany Gann have hereunto set their signatures and seals on September 27, 2013.


Jefferson T. Gann

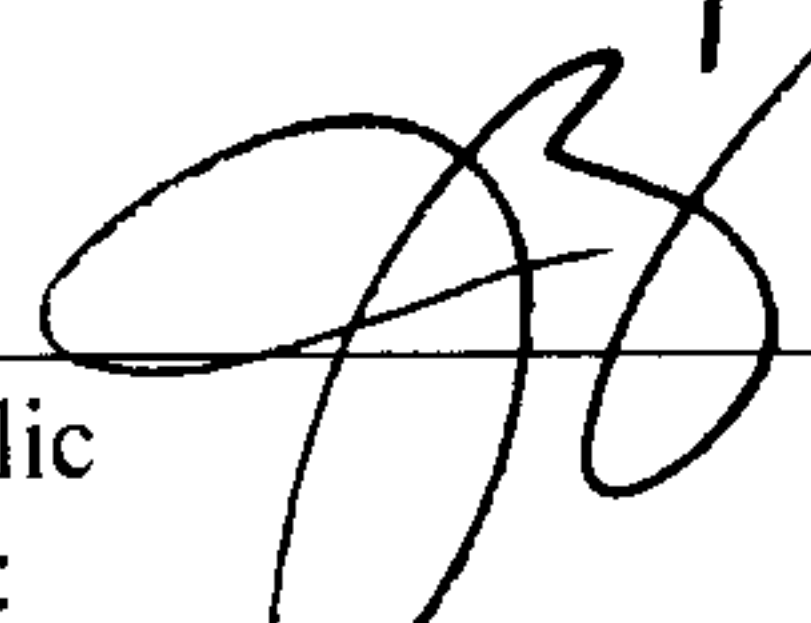

Tiffany Gann

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jefferson T. Gann and Tiffany Gann, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Sept 2013

(NOTARIAL SEAL)



Notary Public
Print Name:
Commission Expires:


20131009000404700 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
10/09/2013 08:48:42 AM FILED/CERT



Shelby

Real Estate Sales Validation Form

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

Grantor's Name Jackson T + Tiffany Gann
Mailing Address 313 Vineyard Ln.
Birmingham, AL
35242

Grantee's Name John D. + Jennifer L. Oliver
Mailing Address 6699 Hwy. 51
Wilsonville, AL 35186

Property Address 6699 Highway 51
Wilsonville, AL
35186

Date of Sale 9-27-13
Total Purchase Price \$ 355,000

or
Actual Value \$ —

or
Assessor's Market Value \$ —



20131009000404700 3/3 \$69.50
Shelby Cnty Judge of Probate, AL
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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 9-27-13

Print

N. D. McNichols

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)