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This Instrument was Prepared by:
L. Brooks Burdette
Without Opinion
The Burdette Law Firm P.C.
113 Glenn Avenue
Trussville, AL 35173

Send Tax Notice To: Melissa D Dobbs
Joseph Dobbs Jr
122 Tyler Circle
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama } Know All Men by These Presents,
Shelby County

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Charles Flynn Gerald and Jeanette Gerald, as husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Melissa D Dobbs and Joseph Dobbs Jr** (herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 38, according to the amended map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

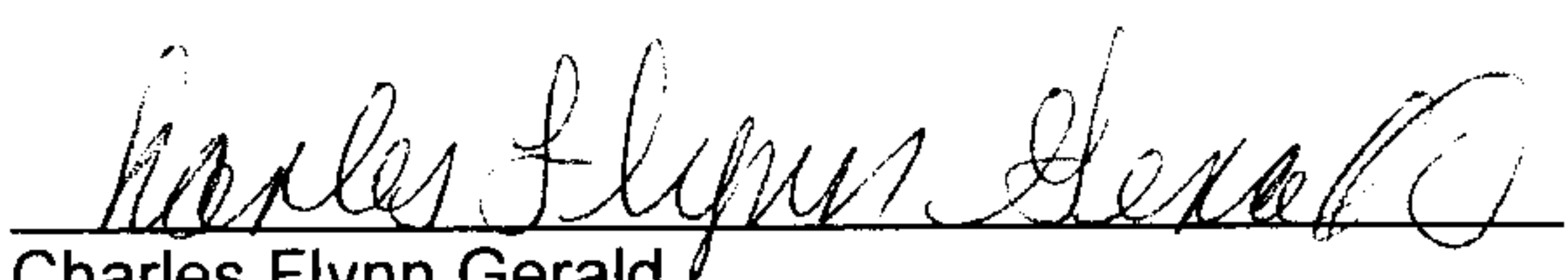

The grantors Charles Flynn Gerald and Jeanette Gerald are the sole surviving heirs in instrument number 20111013000304640, recorded 10/13/11 in Shelby County, Alabama. Bryan W. Gerald having died on or about June 19, 2013.

\$83,460.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

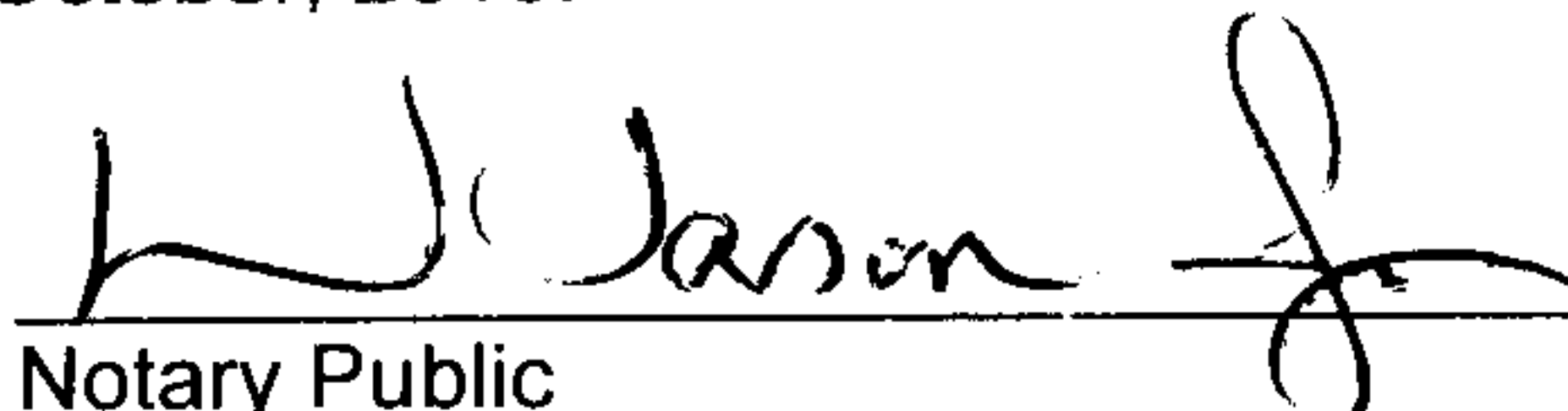
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of October, 2013.

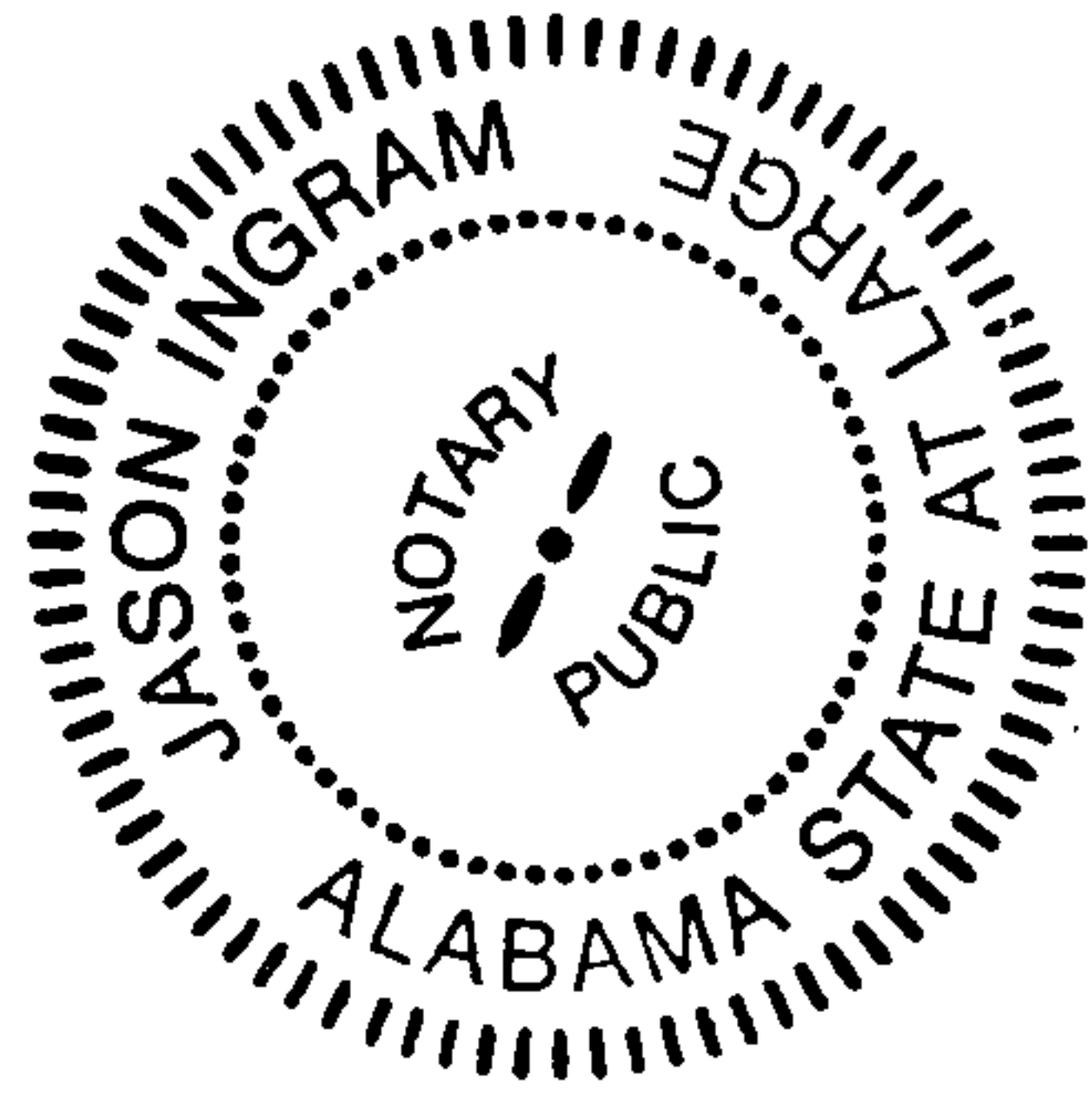
 (Seal)  (Seal)
Charles Flynn Gerald Jeanette Gerald

State of Alabama } General Acknowledgment
Shelby County

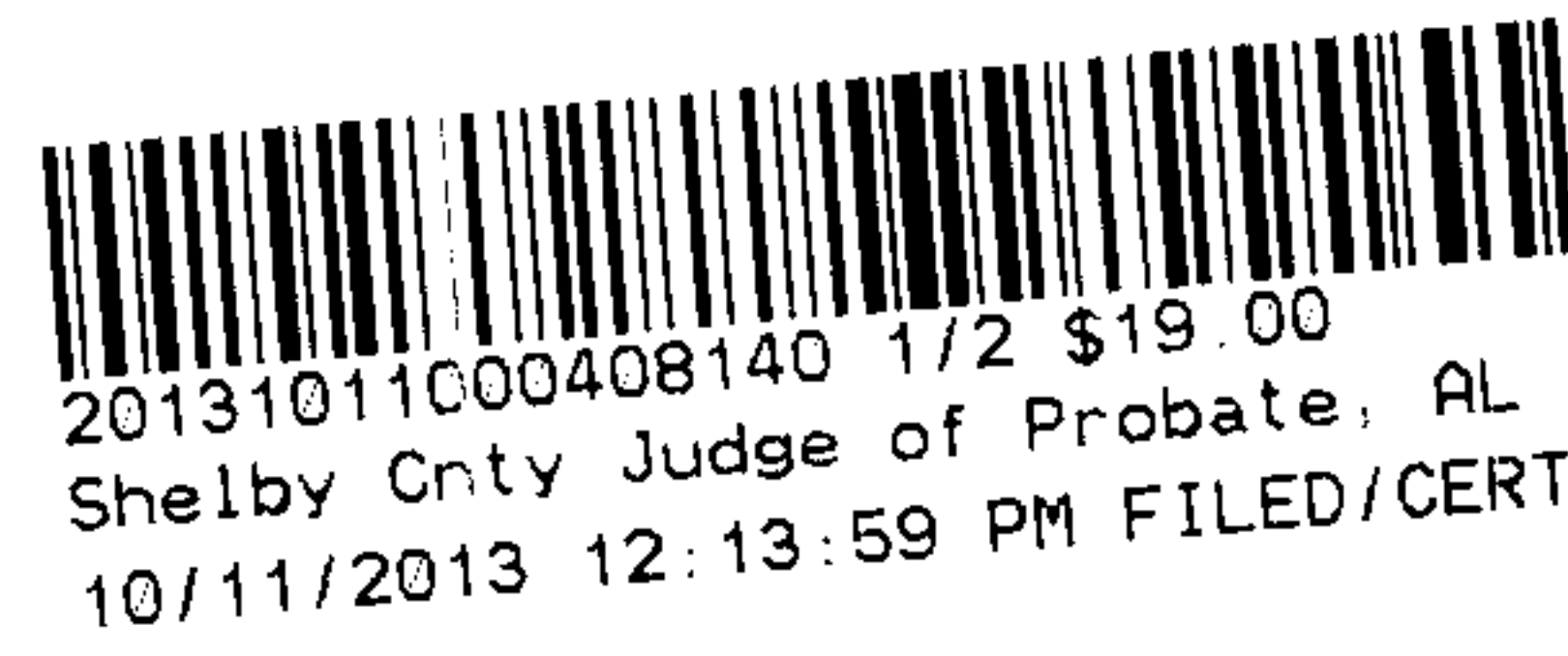
I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Charles Flynn Gerald and Jeanette Gerald, as husband and wife** whose names **is/are** signed to the foregoing conveyance, and who **is/are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **he/she/they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of October, 2013.


Notary Public



W. Jason Ingram
My Commission Expires
July 12, 2015



Shelby County, AL 10/11/2013
State of Alabama
Deed Tax: \$2.00

Real Estate Sales Validation Form

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

Grantor's Name	Charles Flynn Gerald Jeanette Gerald	Grantee's Name	Melissa D Dobbs
Mailing Address	721 Gerald Lane Chelsea, Alabama 35178-9466	Mailing Address	28 Stillwood Lane Vandiver, Alabama 35176-7353
Property Address	122 Tyler Circle Vincent, Alabama 35178-9466	Date of Sale	October 08, 2013
		Total Purchase Price	\$85,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 October 08, 2013

Print Jeanette Gerald

Unattested

Sign Jeanette Gerald
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20131011000408140 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/11/2013 12:13:59 PM FILED/CERT

Form RT-1