

20131015000411330 1/3 \$304.00  
Shelby Cnty Judge of Probate, AL  
10/15/2013 03:05:41 PM FILED/CERT

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Richard L. Tinnell Jr.  
Kellie L. Tinnell  
148 Linwood Road  
Sterrett, AL 35147

## 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 **Two Hundred Eighty Four Thousand Dollars and No Cents (\$284,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Robert J. Grainger and Rebecca Grainger, husband and wife, whose mailing address is 7278 Cahaba Valley Rd Apt. 1412 A, Bham AL 35242**, AL (herein referred to as Grantors), do grant, bargain, sell and convey unto **Richard L. Tinnell Jr. and Kellie L. Tinnell, husband and wife, whose mailing address is 148 Linwood Road, Sterrett, AL 35147** (herein referred to as Grantees), for and during their joint lives as 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 real estate, situated in Shelby, County, Alabama, **the address of which is 148 Linwood Road, Sterrett, AL 35147**; to wit;

LOT 408, ACCORDING TO THE SURVEY OF FOREST PARKS-4TH SECTOR-1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 99 A&B, AND INSTRUMENT #1998-03108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 23, Page 99 A&B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement and building line as shown on recorded map.

Easement for Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 192; Volume 126, Page 323, and Volume 124, Page 519.

Title to all minerals within and underlying the premises together with all mining rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as result of the exercise of such rights as recorded in Volume 53, Page 262.

Covenants, Restrictions, Conditions and Limitations as set out in Instrument #1998-03109, Instrument #1998-23896, and as shown on Recorded Map.


Terms, Conditions, Covenants, Easements and Releases of damages as recorded in Instrument #1996-31156.

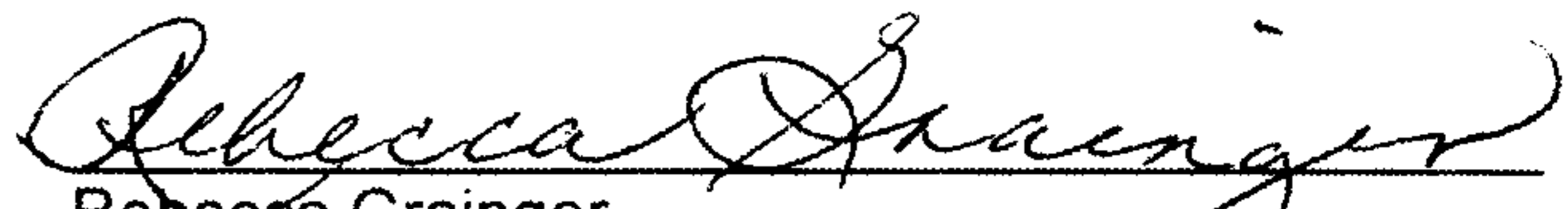
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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.

Shelby County, AL 10/15/2013  
State of Alabama  
Deed Tax: \$284.00

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of October, 2013.

  
Robert J. Grainger

  
Rebecca Grainger

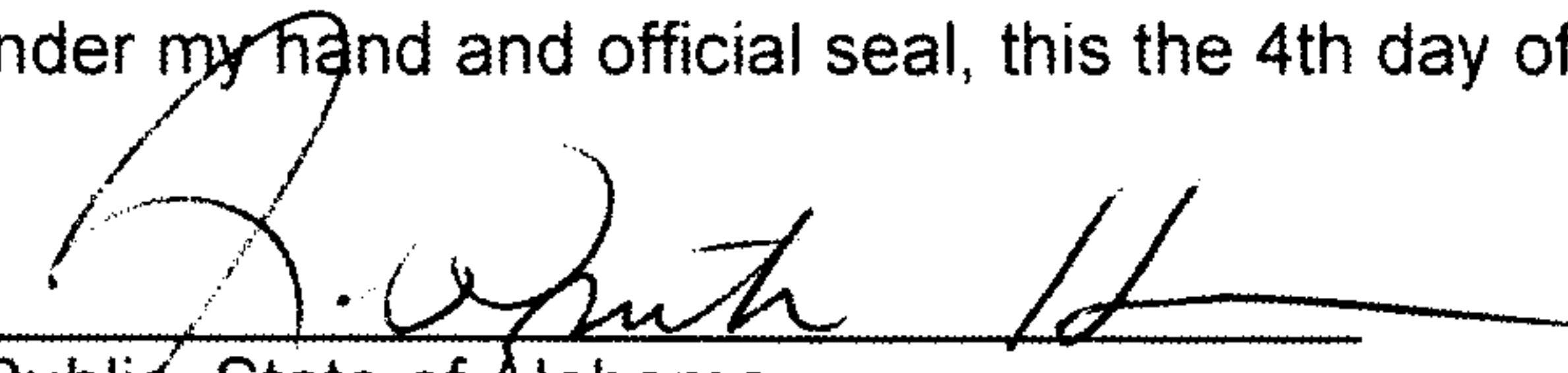
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Robert J. Grainger and Rebecca Grainger, husband and wife whose names are 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 they executed the same voluntarily on the day the same bears date.

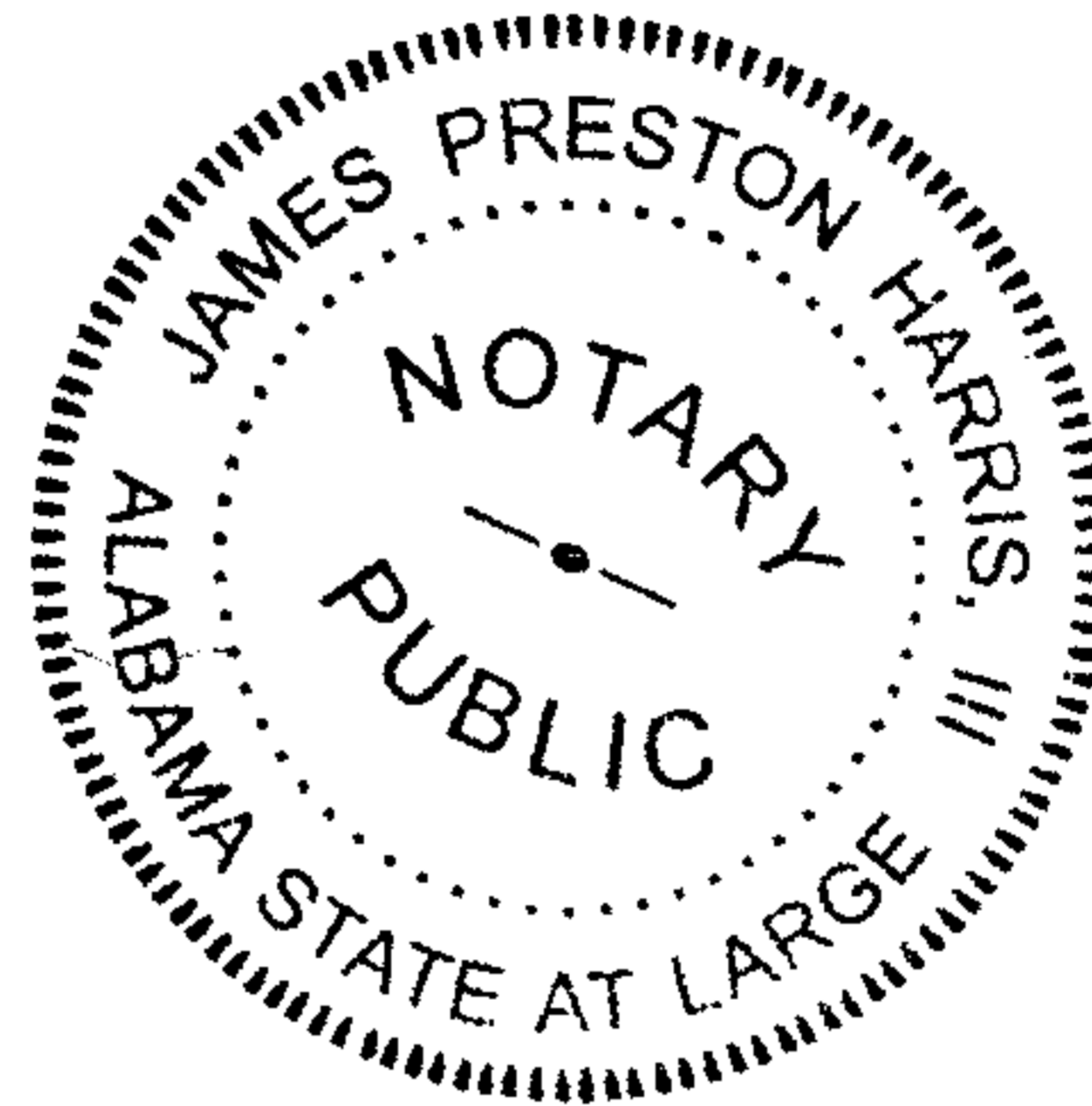
Given under my hand and official seal, this the 4th day of October, 2013.

  
Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 4/6/2014



2013101500411330 2/3 \$304.00  
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Real Estate Sales Validation Form

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

Grantor's Name Robert J. Grainger
Rebecca Grainger

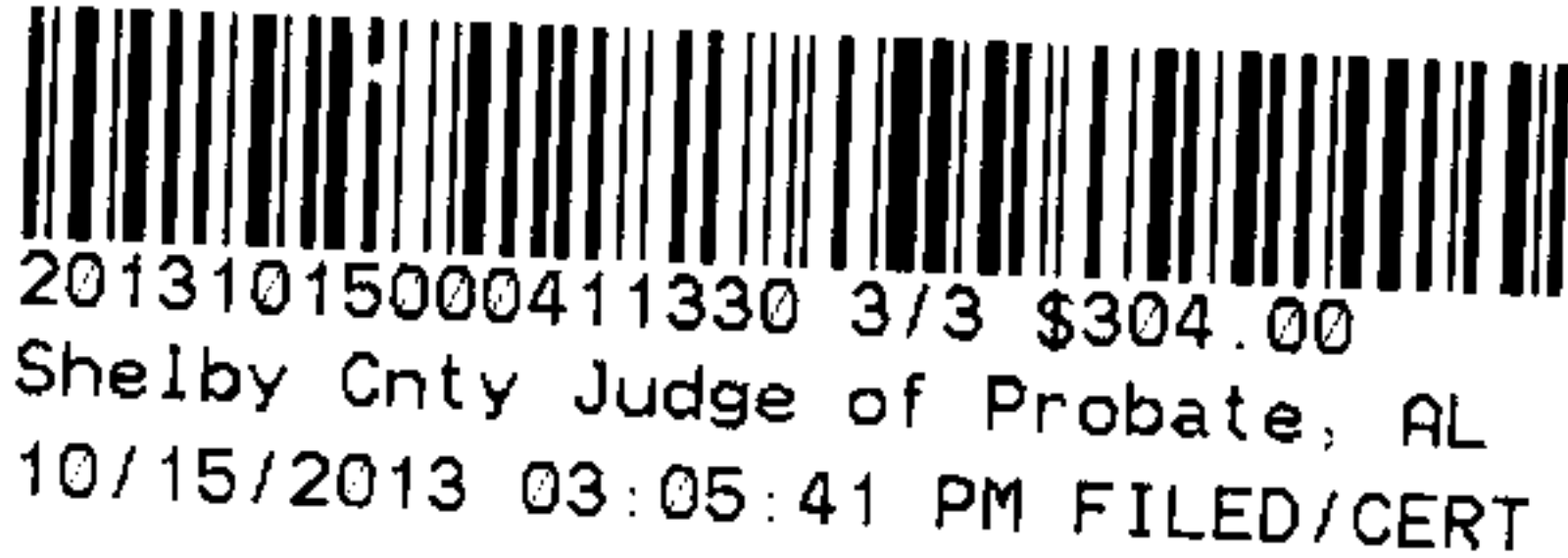
Grantee's Name Richard L. Tinnell Jr.
Kellie L. Tinnell

Mailing Address 7278 Cahaba Valley Rd
Apt 1412A
Birmingham
Alabama 35242

Mailing Address 148 Linwood Road
Sterrett, Alabama 35147

Property Address 148 Linwood Road
Sterrett, Alabama 35147

Date of Sale October 04, 2013
Total Purchase Price \$284,000.00
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)

- 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 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 03, 2013

[Handwritten signature]

Print Robert J. Grainger
[Handwritten signature]