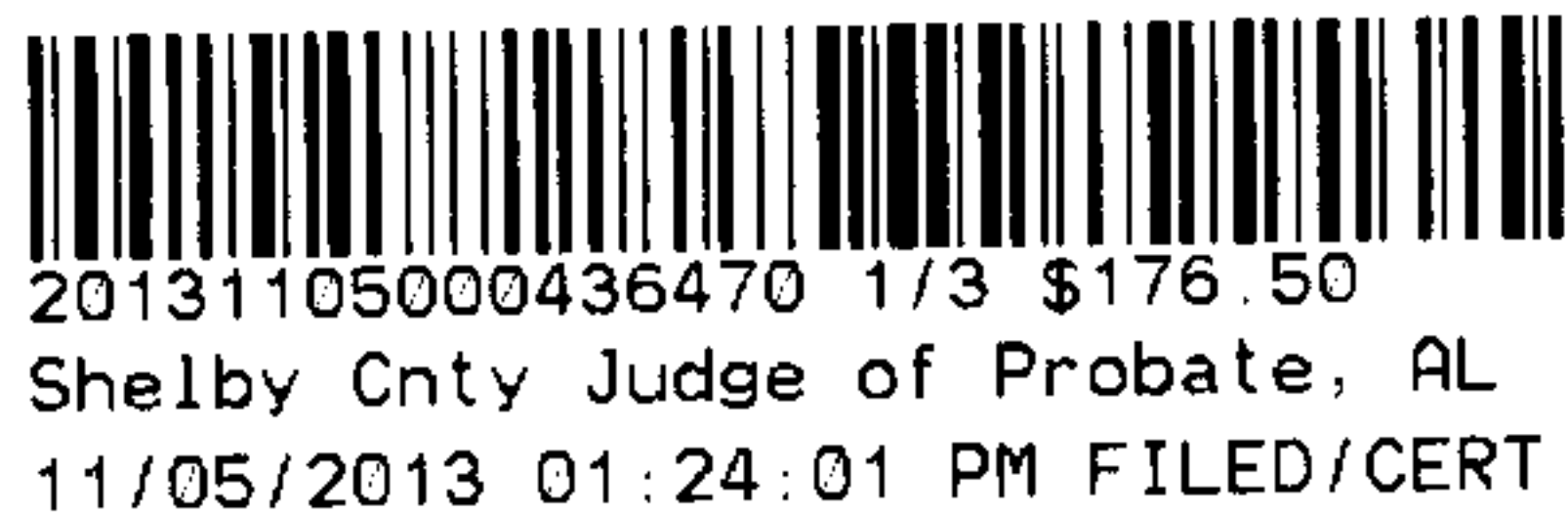


Value \$313,000

One-half interest = \$156,500 = \$156.50 plus \$20.00 recording fee = \$176.50



SEND TAX NOTICE TO:
RITA EVELYN FULTON and
THOMAS DAVIS KEYES
26 The Oaks Circle
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 1 day of November, 2013, by RITA EVELYN FULTON (hereinafter referred to as the "Grantor"), to THOMAS DAVIS KEYES and RITA EVELYN FULTON, husband and wife, as tenants in common (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on March 30, 1999, the real property described herein was conveyed by Warranty Deed from Donald B. Hislop and wife, Phyllis M. Hislop, to Rita Evelyn Fulton, and was recorded with the Shelby County Probate Office on April 9, 1999 Instrument #1999-15115; and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantees.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees, her interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to Ad valorem taxes for the current year, easements and restrictions of record.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

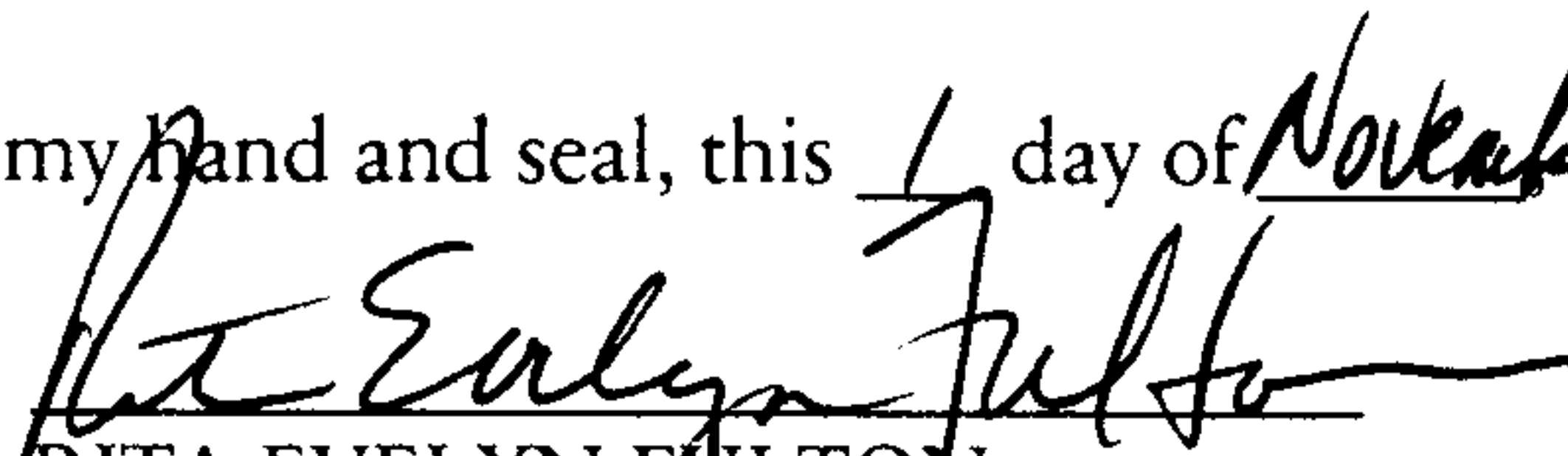
TO HAVE AND TO HOLD unto the said Grantees, and to their heirs, executors, administrators and assigns forever.

And said Grantor hereby covenants and agrees with said Grantees, their heirs, executors, administrators and assigns, that she will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantees, THOMAS DAVIS KEYES and RITA EVELYN FULTON, as tenants in common.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day of November 2013.

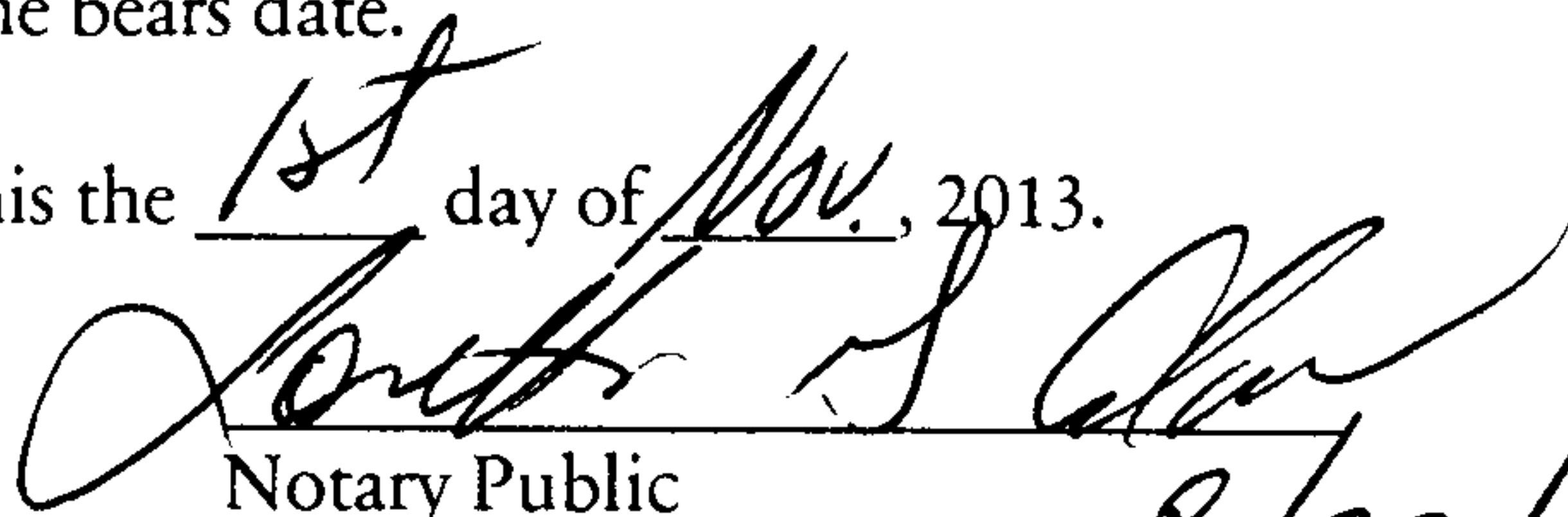

RITA EVELYN FULTON

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that RITA EVELYN FULTON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of Nov., 2013.


Notary Public
My Commission Expires: 8/23/2017



20131105000436470 2/3 \$176.50
Shelby Cnty Judge of Probate, AL
11/05/2013 01:24:01 PM FILED/CERT

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Leah F. Scalise
Hughes & Scalise, P.C.
The Luckie Building
600 Luckie Drive, Suite 310
Birmingham, Alabama 35223
(205) 871-0300

Real Estate Sales Validation Form

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

Grantor's Name Rita Evelyn Fulton
Mailing Address 26 The Oaks Circle
Birmingham, AL 35244

Grantee's Name Rita Evelyn Fulton and
Mailing Address Thomas Davis Keyes
26 The Oaks Circle
Birmingham, AL 35244

Property Address 26 The Oaks Circle
Birmingham, AL 35244

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 313,000.00



20131105000436470 3/3 \$176.50
Shelby Cnty Judge of Probate, AL
11/05/2013 01:24:01 PM FILED/CERT

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 tax records

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 11/1/2013

Unattested

(verified by)

Print RITA EVELYN FULTON

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one