

This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Russ Brooks & Leigh Hackney
4988 Cahaba Valley Trace
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20131115000450310 1/2 \$547.00
Shelby Cnty Judge of Probate, AL
11/15/2013 03:48:54 PM FILED/CERT

That in consideration of Five Hundred Thirty Thousand dollars and Zero cents (\$530,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Denis Williams and wife, Jill Owens Williams** (herein referred to as grantors) do grant, bargain, sell and convey unto **Russ Brooks and Leigh Hackney** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/3 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BOUNDED BY THE NORTHWEST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NUMBER 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 SECTION FOR A DISTANCE OF 232.7 FEET TO POINT OF BEGINNING; THENCE TURN LEFT AN ANGLE OF 46 DEGREES 45 MIN RUNNING SOUTHEASTERLY FOR A DISTANCE OF 310.41 FEET TO THE NORTHWEST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NUMBER 14; THENCE TURN RIGHT AN ANGLE OF 107 DEGREES 19 MIN RUNNING SOUTHWESTERLY ALONG THE NORTHWEST RIGHT OF WAY OF SAID HIGHWAY FOR A DISTANCE OF 393.54 FEET; THENCE TURN RIGHT AN ANGLE OF 79 DEGREES 08 MIN RUNNING NORTHWESTERLY FOR A DISTANCE OF 146.0 FEET; THENCE TURN LEFT AN ANGLE OF 5 DEGREES 25 MIN RUNNING NORTHWESTERLY FOR A DISTANCE OF 393.54 FEET; THENCE TURN RIGHT AN ANGLE OF 86 DEGREES 45 MIN RUNNING NORTHEASTERLY FOR A DISTANCE OF 290.01 FEET; THENCE TURN RIGHT AN ANGLE OF 92 DEGREES 14 MIN RUNNING SOUTHEASTERLY FOR A DISTANCE OF 345.09 FEET TOT HE POINT OF BEGINNING. LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTWEST 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST.

Source of Title: Inst. #1999-26167

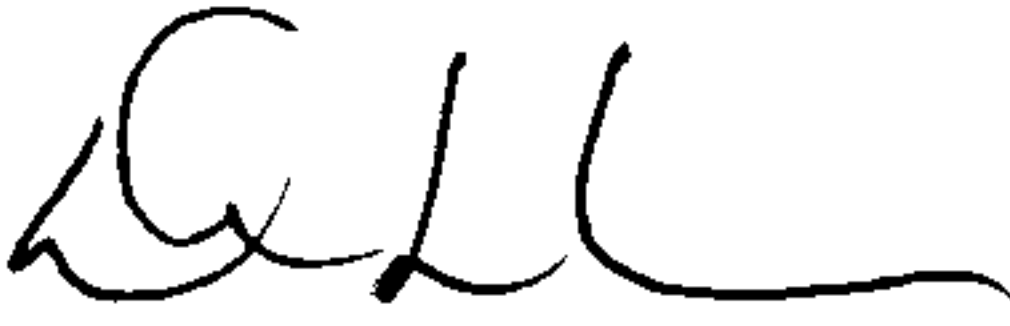
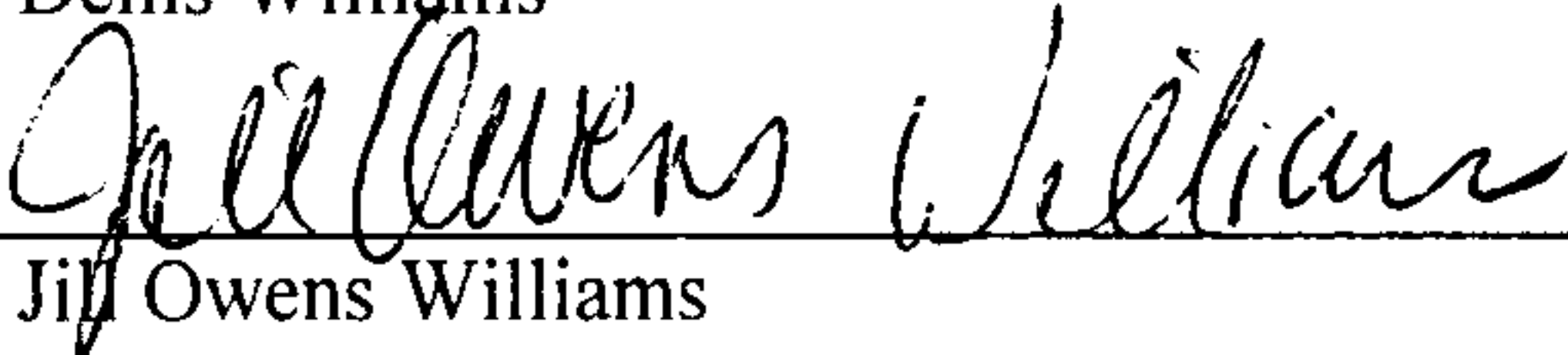
SUBJECT TO:

- 1. Ad Valorem taxes for the year 2013, which are a lien not yet due and payable.
- 2. Restrictions, Easements and Right of Ways of record, if any.
- 3. Minerals and mining rights not owned by Grantor.

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 severed 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 6th day of November, 2013.

_____ (Seal)		_____ (Seal)
_____ (Seal)		_____ (Seal)
	Denis Williams	Jill Owens Williams

STATE OF ALABAMA

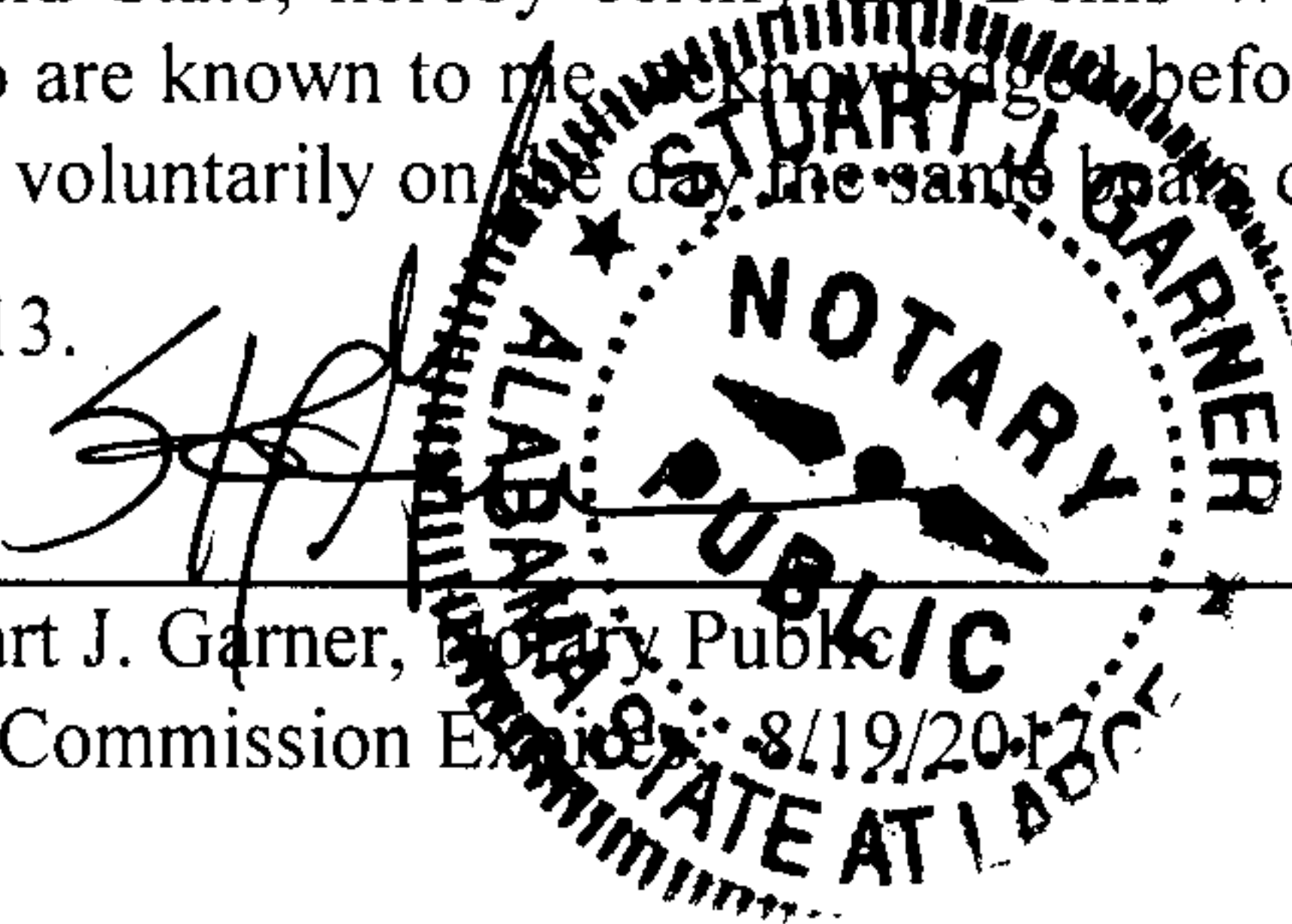
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General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that Denis Williams and Jill Owens Williams whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 6th day of November, 2013.



Stuart J. Garner, Notary Public
My Commission Expires 8/19/2017

Real Estate Sales Validation Form

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

Grantor's Name Denis Williams
Mailing Address Jill Owens Williams
12106 Kenley Way
B'ham, AL 35242

Grantee's Name Russ Brooks
Mailing Address Leigh Hackney
4988 Cahaba Valley Trace
Birmingham, AL 35242

Property Address 4988 Cahaba Valley Trace Date of Sale 11/6/2013
Birmingham, AL 35242 Total Purchase Price \$ 530,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 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 11/6/13 Print Denis Williams
Unattested [Signature] Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

