

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Brian Terrell and Elizabeth Terrell
4225 Old Cahaba Parkway
Helena, AL 35080

WARRANTY DEED



20131118000452000 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
11/18/2013 03:19:50 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars (\$219,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David Anderson and Shelley Anderson, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Terrell and Elizabeth Terrell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1826, according to the Plat of Old Cahaba, Phase V, 2nd Addition, as recorded in Map Book 36, Page 105-A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-Six Thousand Nine Hundred Fifteen And No/100 Dollars (\$186,915.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 7, 2013.

David Anderson

Shelley Anderson

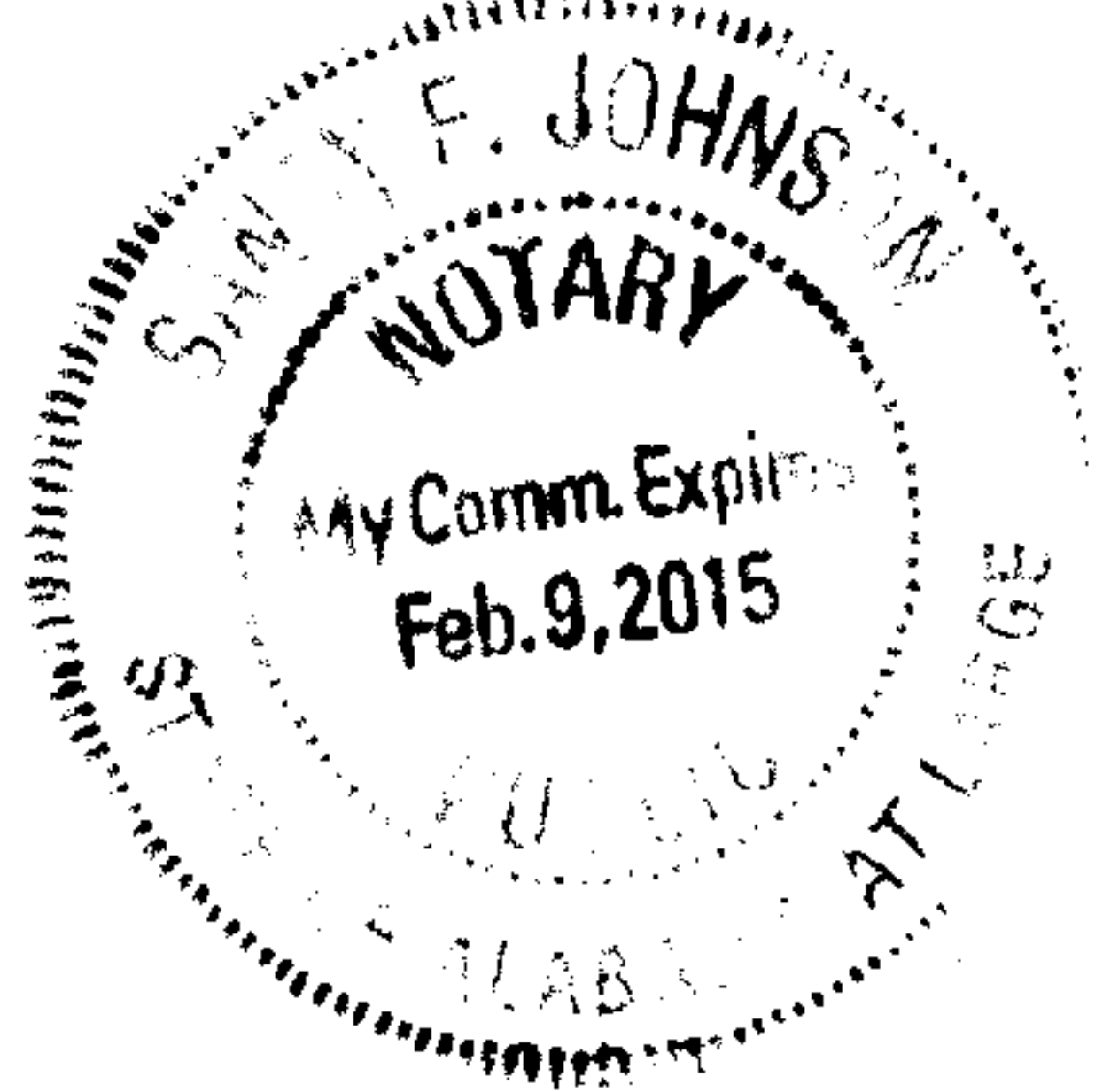
Shelby County, AL 11/18/2013
State of Alabama
Deed Tax: \$33.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Anderson and Shelley Anderson, 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 on the day same bears date.

Given under my hand and official seal on the 7th day of November, 2013.

Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name David Anderson

Grantee's Name Brian Terrell and Elizabeth Terrell

Mailing Address 4225 Old Cahaba Parkway
Helena, AL 35080

Mailing Address 323 Willow Bend Road
Homewood, AL 35209

Property Address 4225 Old Cahaba Parkway
Helena, AL 35080

Date of Sale November 7, 2013

Total Purchase Price \$219,900.00

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 - David Anderson, 4225 Old Cahaba Parkway, Helena, AL 35080.

Grantee's name and mailing address - Brian Terrell and Elizabeth Terrell, 323 Willow Bend Road, Homewood, AL
35209.

Property address - 4225 Old Cahaba Parkway, Helena, AL 35080

Date of Sale - November 7, 2013.

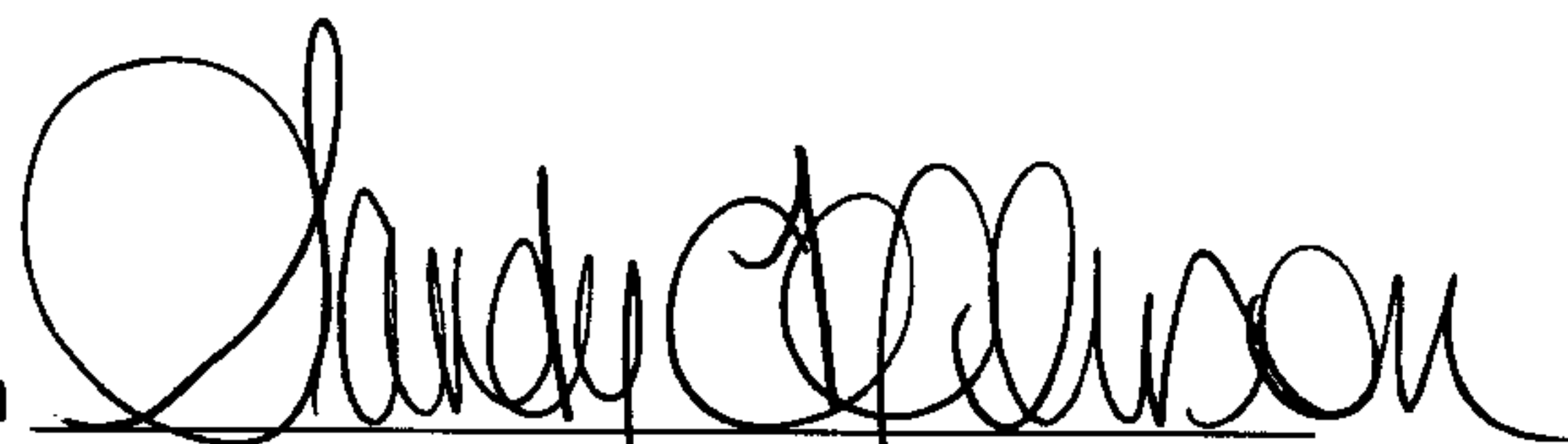
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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: November 7, 2013

Sign 
Agent

