

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Bradley W Braden
1008 Maryanna Road, Calera AL 35040

Know all men by these presents:

That in consideration of One Hundred Forty Thousand and No/100 Dollars (\$140,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Daniel W Braden and wife, Jenene L Braden, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Bradley W Braden (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$112,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 have hereunto set MY hand(s) and seal(s), this 14th day of November, 2013.



20131125000461230 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
11/25/2013 01:04:11 PM FILED/CERT

Daniel W Braden

Jenene L Braden.

STATE OF ALABAMA

COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Daniel W Braden and wife, Jenene L Braden whose name(s) 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 they executed the same voluntarily on the day the same bears date.

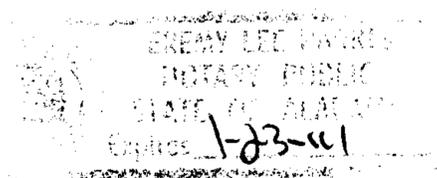
Given under my hand and official seal this 14th day of November, 2013.

Shelby County, AL 11/25/2013
State of Alabama
Deed Tax: \$28.00

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Real Estate Sales Validation Form

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

Grantor's Name Daniel W & Jeneen L Braden
Mailing Address 17932 Hwy 42
Shelby Al 35143

Grantee's Name Bradley W Braden
Mailing Address 1008 Maryanna Road
Calera, Alabama 35040

Property Address 1008 Maryanna Road
Calera Al 35040

Date of Sale November 14, 201

Total Purchase Price \$ 140,000.00

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
X 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 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: 11-14-13

Sign: [Signature]
Print Name: Daniel W Braden

(verified by)
(Grantor/Grantee/Owner/Agent) circle one

