

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jordan Patrick Harless
165 Wadden Rd
Columbiana, Ala 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Seven Thousand Five Hundred dollars and Zero cents (\$137,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Neal Winslett, a Married man (herein referred to as grantors) do grant, bargain, sell and convey unto Jordan Patrick Harless and Tiffany Robbins (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$135,009.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand and seal, this 22nd day of November, 2013.

_____ (Seal)	<u>Neal Winslett</u> Neal Winslett	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
	_____	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal Winslett 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20131202000465700 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
12/02/2013 12:13:16 PM FILED/CERT

Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$2.50

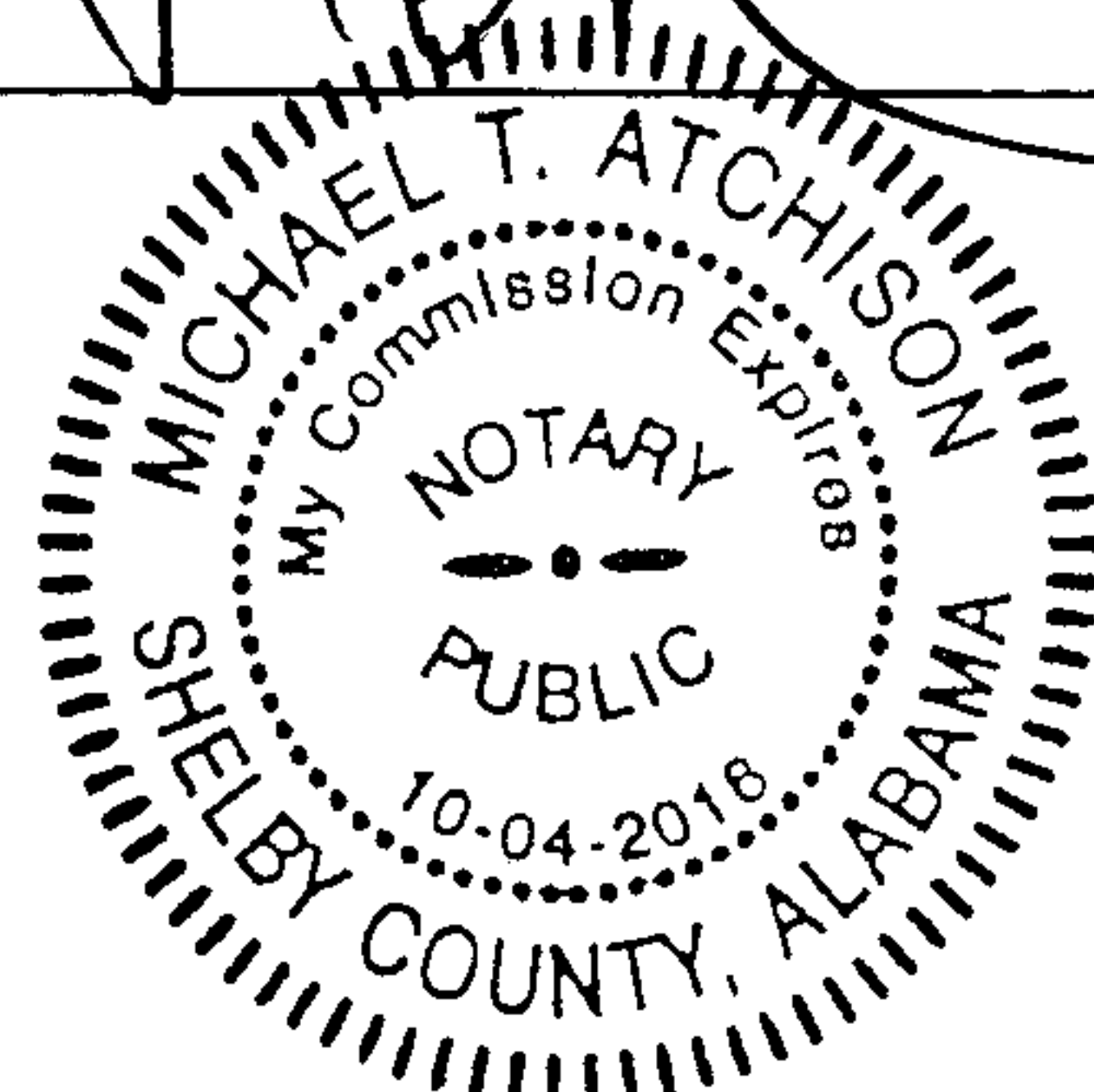


EXHIBIT A

PARCEL 2:

Commence at the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 East; thence run east along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 568.59 feet to the point of beginning; thence continue along last described course a distance of 770.00 feet; thence turn an angle of 92 degrees 33 minutes 41 seconds left and run a distance of 517.70 feet; thence turn an angle of 45 degrees 38 minutes 52 seconds left and run a distance of 105.00 feet; thence turn an angle of 101 degrees 00 minutes 00 seconds left and run a distance of 430.00 feet; thence turn an angle of 39 degrees 07 minutes 28 seconds right and run a distance of 125.00 feet; thence turn an angle of 19 degrees 40 minutes 14 seconds right and run a distance of 175.14 feet; thence turn an angle of 47 degrees 39 minutes 11 seconds left and run a distance of 233.33 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, RLS #21784, dated May 22, 1998



20131202000465700 2/3 \$22.50
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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 Neal Winstlett
 Mailing Address 1959 Arbor Ct
Hoover, AL 35244

Grantee's Name Jordan Patrick Harless
 Mailing Address 165 Walden Rd
Columbiana, Ala 35051

Property Address _____

Date of Sale ~~11-22-13~~ 11-22-13
 Total Purchase Price \$ 137,500
 Or
 Actual Value \$ _____
 Or
 Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11-22-13

Print M. K. T. Alcherson

Unattested _____
 (verified by)

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


 20131202000465700 3/3 \$22.50
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