

This instrument is prepared by:

David F. Ovson
2807 Cahaba Road
Birmingham, AL 35243

SEND TAX NOTICE TO:

Wesley Johnson
4629 Tecumseh Lane
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON COUNTY**



20131210000475460 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
12/10/2013 08:18:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Two Thousand and No/100 Dollars (\$132,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, **Jeff T. Brewer, Owner, Managing Member, Cape Group, LLC, an Alabama limited liability company**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Wesley Johnson**, (hereinafter Grantee), all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 14, Block 2, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

One Hundred Five Thousand Six Hundred and No/100 Dollars (\$105,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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.

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 27, 2013

Cape Group, LLC. An Alabama limited liability company



Jeff T. Brewer, Owner, Managing Member

STATE OF ALABAMA

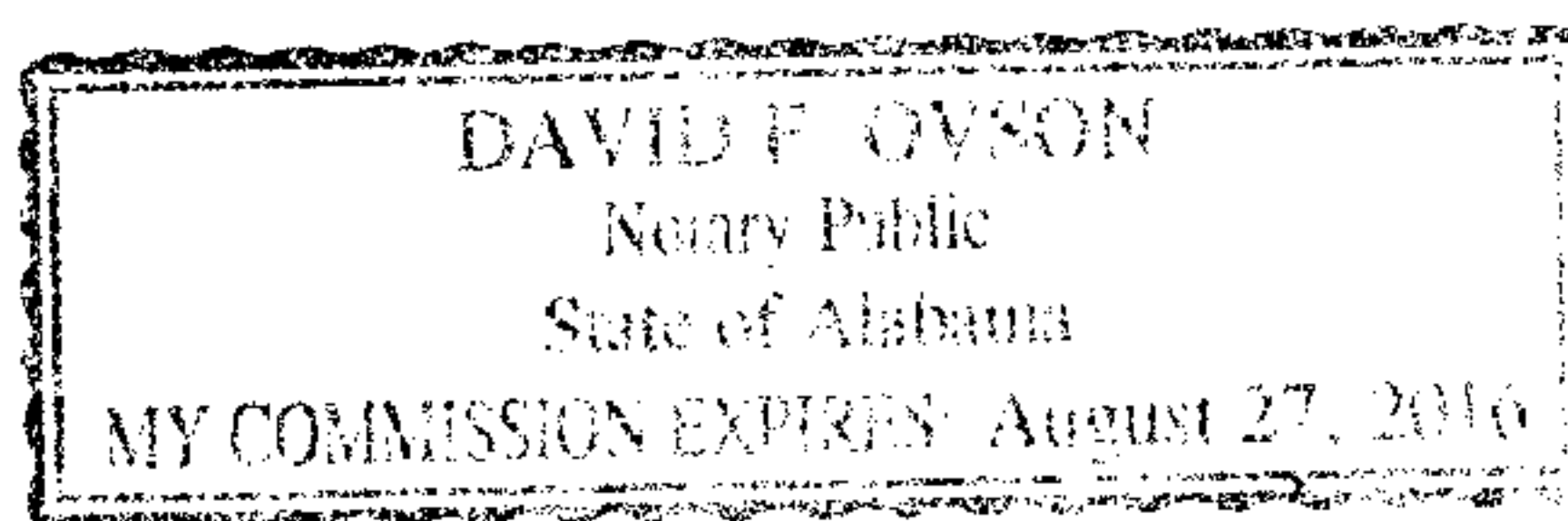
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Jeff T. Brewer, Owner, Managing Member, Cape Group, LLC, an Alabama limited liability company, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of November, 2013.


Notary Public

My Commission Expires:



Shelby County, AL 12/10/2013
State of Alabama
Deed Tax: \$26.50

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cape Group, LLC
Mailing Address 4629 Tecumseh Lane
 Pelham, AL 35124

Grantee's Name Wesley Johnson
Mailing Address 657 Brussels Circle
 Birmingham, AL 35212

Property Address 4629 Tecumseh Lane
 Pelham, AL 35124

Date of Sale November 27, 2013
Total Purchase Price \$132,000.00

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
☒ 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 - Cape Group, LLC, 4629 Tecumseh Lane, Pelham, AL 35124.

Grantee's name and mailing address - Wesley Johnson, 657 Brussels Circle, Birmingham, AL 35212.

Property address - 4629 Tecumseh Lane, Pelham, AL 35124

Date of Sale - November 27, 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 27, 2013

Sign 
Agent