

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

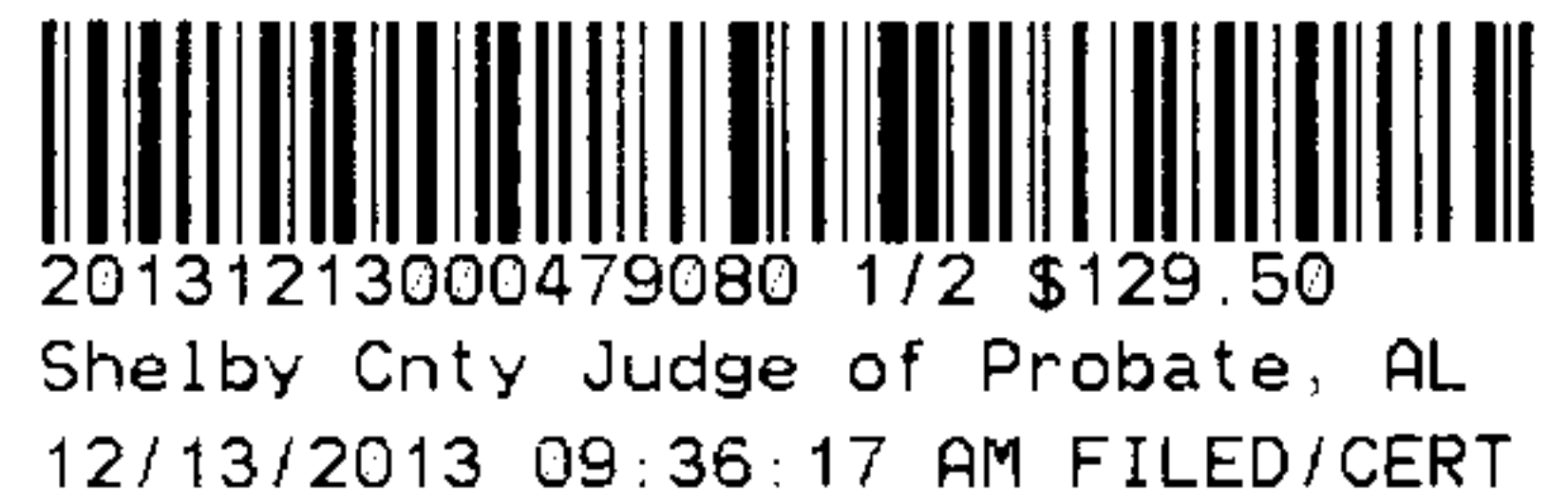
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Heyward & Betty Meadows
211 Twelve Oaks Circle
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWELVE THOUSAND TWO HUNDRED SEVENTY AND NO/00 DOLLARS (\$112,270.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Heyward L. Meadows and Betty B. Meadows, co trustees of the Heyward L. Meadows and Betty B. Meadows Living Trust, dated March 10, 2005*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Heyward L. Meadows and Betty B. Meadows*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 4, Twelve Oaks Subdivision, as recorded in Map Book 13, Page 44, in the Office of Judge of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of December, 2013.

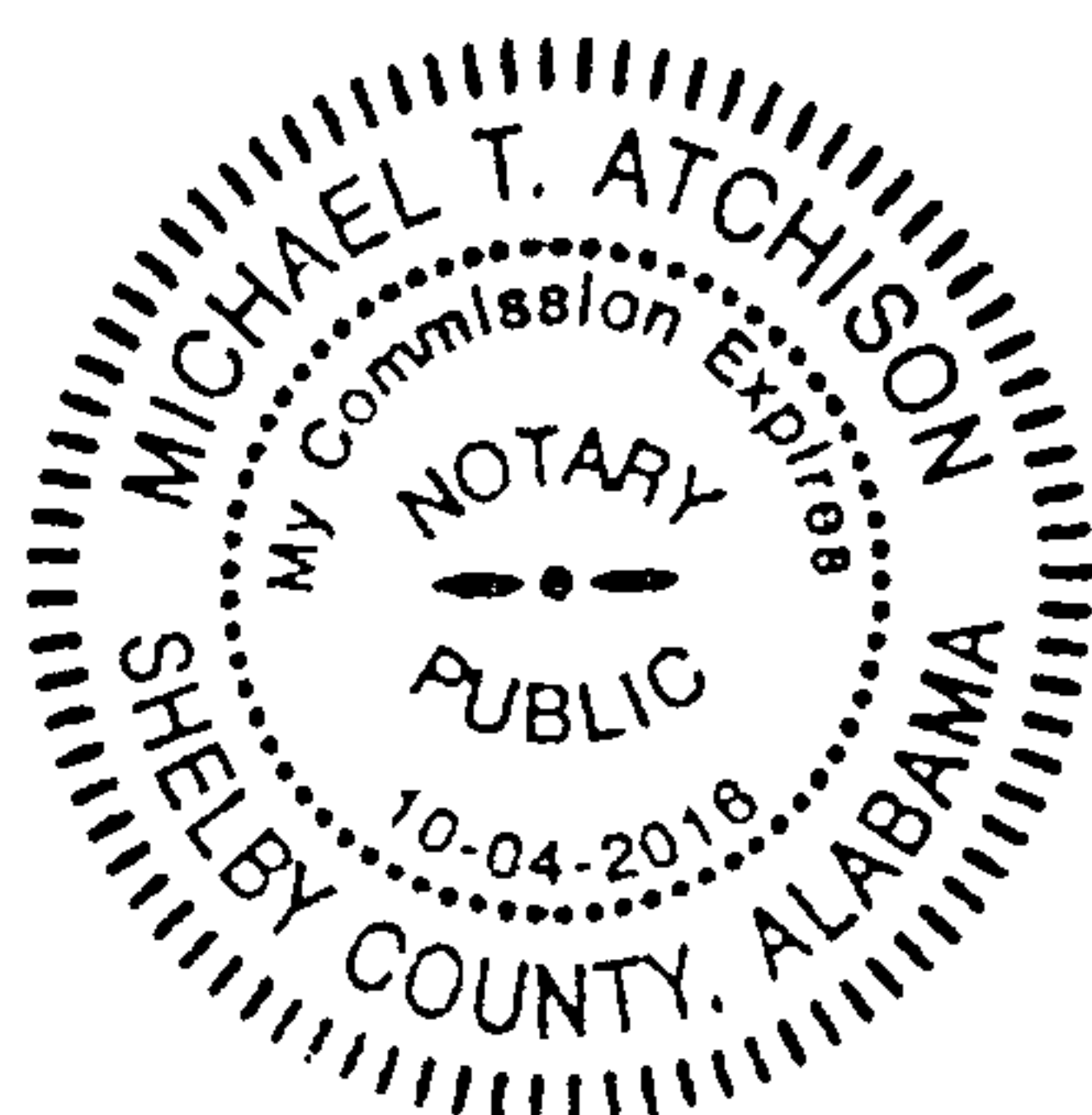
Heyward L. Meadows as Trustee
Heyward L. Meadows, as Trustee of
Heyward L. Meadows and Betty B. Meadows
Living Trust, dated March 10, 2005

Betty B. Meadows as Trustee
Betty B. Meadows, as Trustee of
Heyward L. Meadows and Betty B. Meadows
Living Trust, dated March 10, 2005

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Heyward L. Meadows and Betty B. Meadows, co trustees of the Heyward L. Meadows and Betty B. Meadows Living Trust, dated March 10, 2005***, whose names are 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 10th day of December, 2013.



Michael T. Atchison
Notary Public
My Commission Expires: 10-4-16

Shelby County, AL 12/13/2013
State of Alabama
Deed Tax: \$112.50

Real Estate Sales Validation Form

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

Grantor's Name Hayward L. Meadows Grantee's Name Hayward L. Meadows
Mailing Address 211 Twelve Oaks Circle Mailing Address 211 Twelve Oaks Circle
Chelsea Ala 35043 Chelsea Ala 35043
Property Address _____ Date of Sale _____

Total Purchase Price \$ _____
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 12-10-13

_____ Unattested
(verified by)

Print J. Mike T. Johnson
Sign Mike T. Johnson
(Grantor/Grantee/Owner/Agent) circle one

20131213000479080 2/2 \$129.50
Shelby Cnty Judge of Probate, AL
12/13/2013 09:36:17 AM FILED/CERT