

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Michael Mosley
Ratonya Mosley
1452 Ballantrae Club Drive
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Thirty Thousand and 00/100 (\$330,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Stone Martin Builders, LLC**, an Alabama limited liability co, do hereby grant, bargain, sell and convey unto **Michael Mosley** and **Ratonya Mosley**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

\$313,500.00 of the purchase price recited above has been 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 17th day of December, 2013.

Stone Martin Builders, LLC


John Manasco, Superintendent

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Manasco, whose named as Superintendent of **Stone Martin Builders, LLC**, an Alabama limited liability co, whose name is signed to the foregoing conveyance instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority as Superintendent of Stone martin Builders, LLC, he executed the same voluntarily for said limited liability company.

Given under my hand and official seal this 17th day of December, 2013.

My Commission Expires:
08/04/2017


Notary Public


20140103000003090 1/3 \$36.50
Shelby Cnty Judge of Probate, AL
01/03/2014 11:51:17 AM FILED/CERT

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$16.50

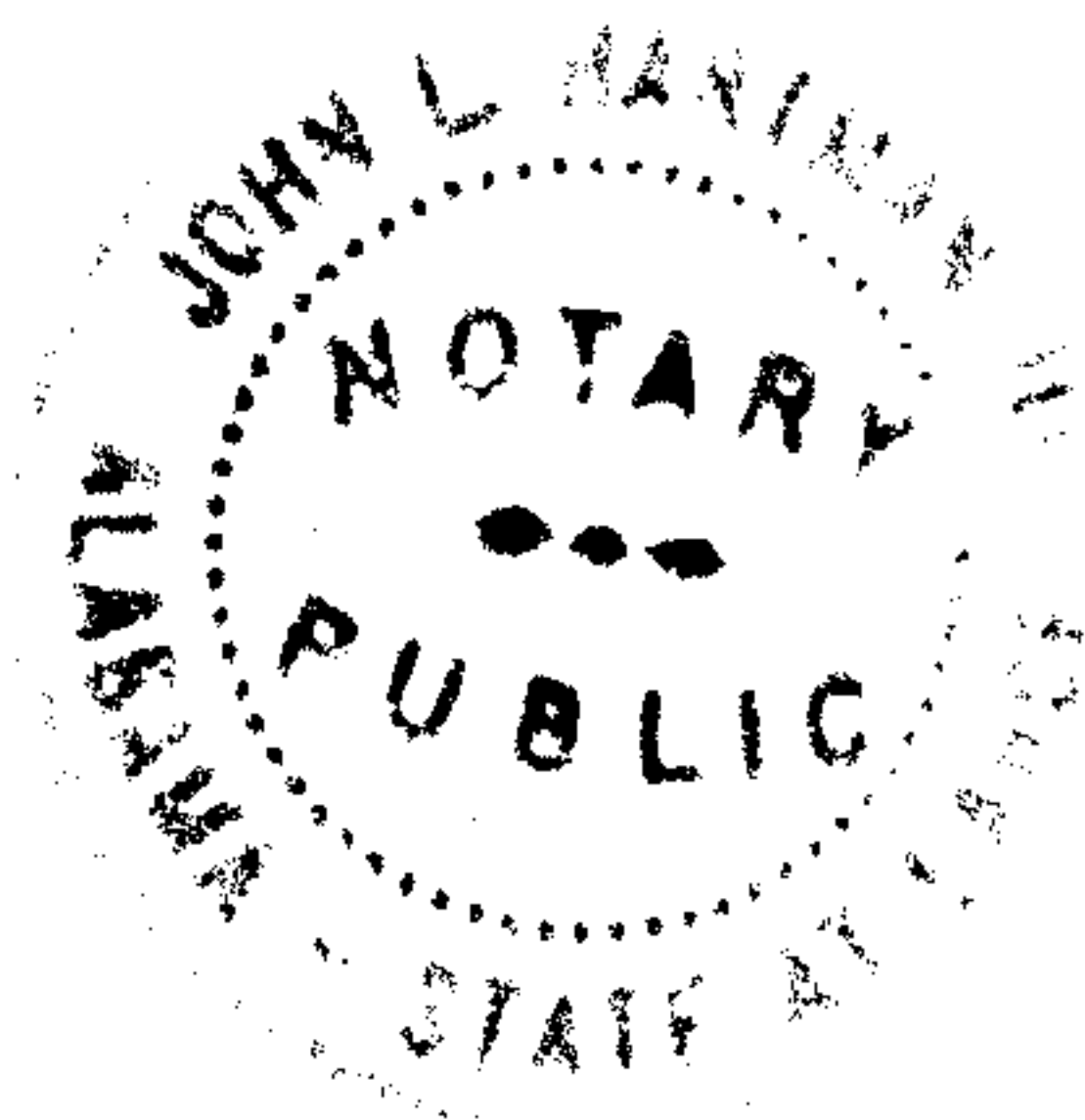
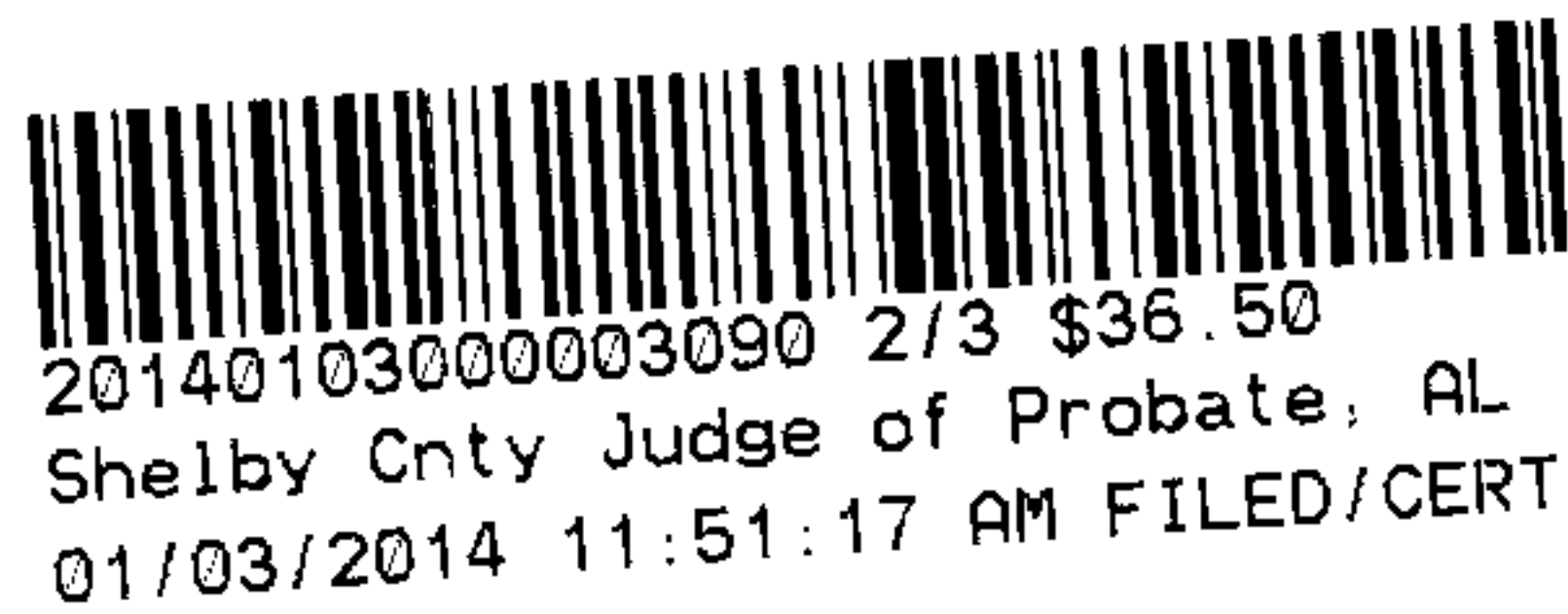


EXHIBIT "A"

Lot 1206, according to the Final Plat of Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
2. Restrictions and Easement to Alabama Power Company recorded in Instrument 20040910000505550, in the Probate Office of Shelby County, Alabama;
3. Easement to ingress and egress and public utilities recorded in Instrument 1999/47153 in the Probate Office of Shelby County, Alabama;
4. Agreement as recorded in Instrument 2001/49511 and Instrument 2001/44895, in the Probate Office of Shelby County, Alabama;
5. Easement recorded in Instrument 1995-6002 in the Probate Office of Shelby County, Alabama;
6. Mineral and mining rights and rights incident thereto recorded in Instrument 2002/7681, in the Probate Office of Shelby County, Alabama;
7. Covenant for Storm Water Run-Off Control, Conditions, Agreements and Release of Damages recorded in Instrument 20060702000834670, in the Probate Office of Shelby County, Alabama;
8. Restrictions appearing of record in Instrument 20060629000314460 and Instrument 20060629000314520, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
9. Building line(s) as shown on recorded map;
10. Easement(s) as show by recorded map;
11. Restrictions as shown by recorded map;
12. Covenant for Storm Water Run-Off Control, recorded in Instrument 20121002000374950, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Stone Martin Builders, LLC

Mailing Address 404 8th Street
Opelika, AL 36801

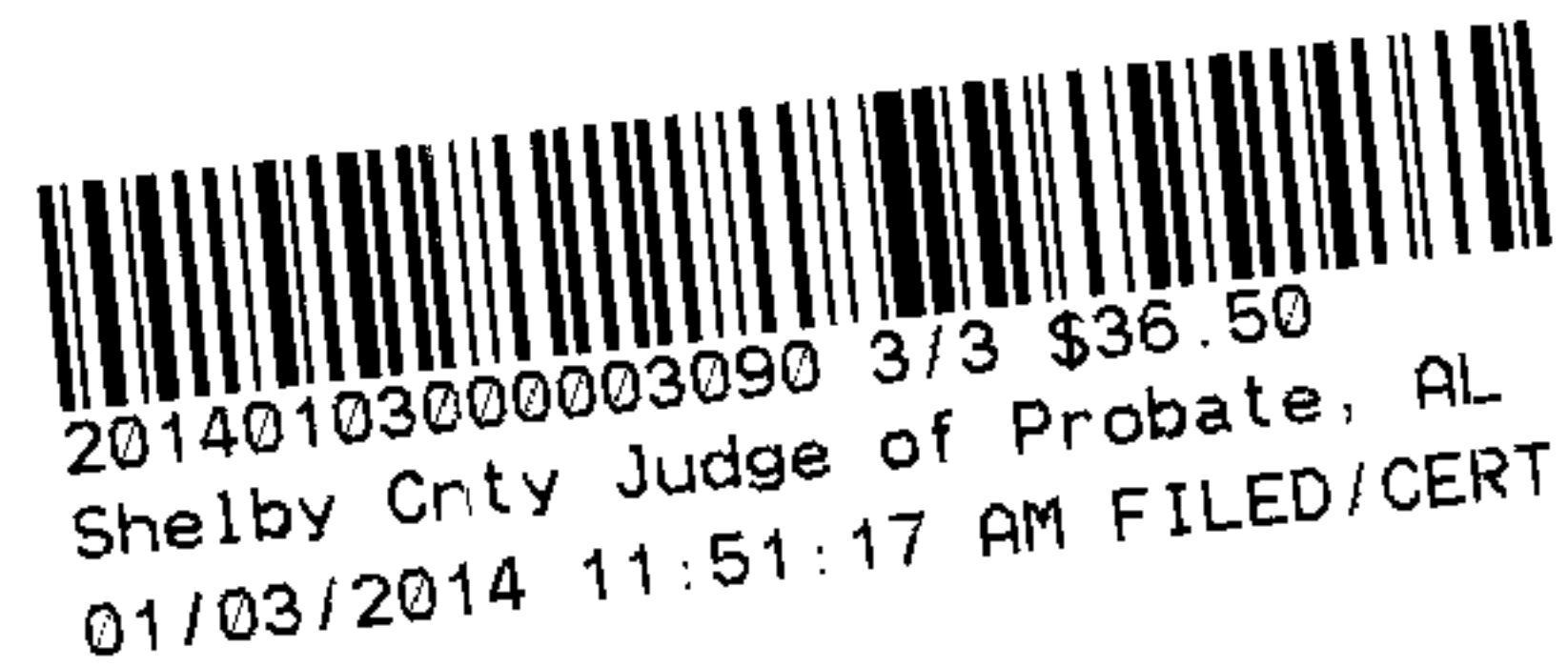
Grantee's Name Michael Mosley
Ratonya Mosley

Mailing Address 1452 Ballantrae Club Drive
Pelham, AL 35124

Property Address 1452 Ballantrae Club Drive
Pelham, AL 35124

Date of Sale December 17, 2013

Total Purchase Price \$330,000.00
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 – 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).

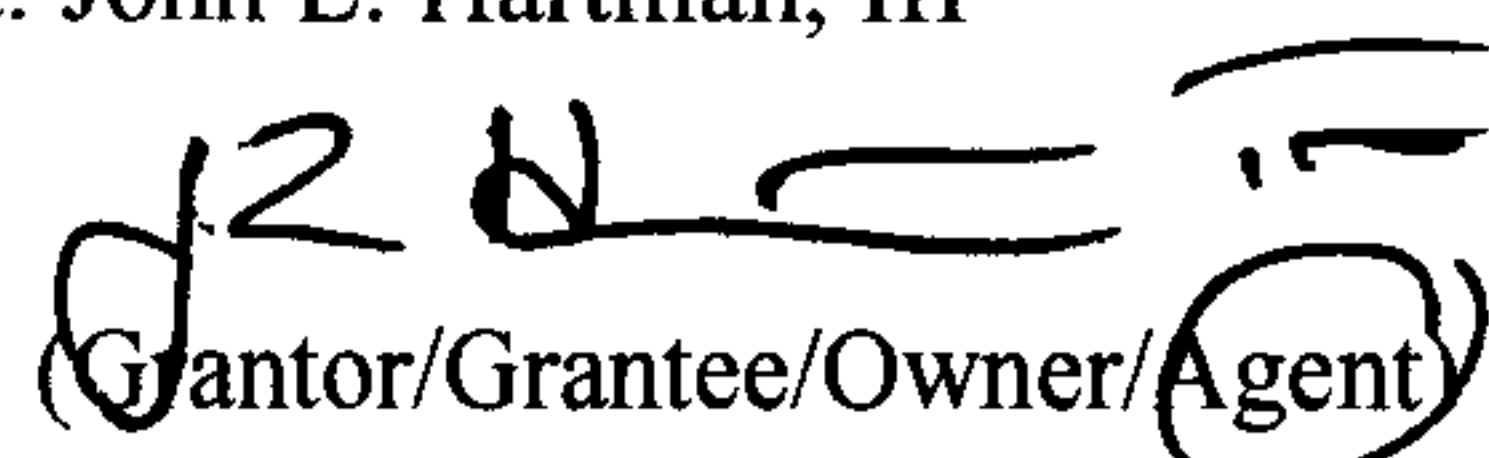
Date December 17, 2013

Print: John L. Hartman, III

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one