

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:  
Robert Gardner Sproul, Jr.  
5540 Triple W Lane  
Birmingham, AL 35242

WARRANTY DEED  
Joint Tenants With Right of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

The Sproul Company of Alabama, Inc.  
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Robert Gardner Sproul, Jr. And Virginia Estes Sproul  
(herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly as follows: From the northwest corner of the 1/4 - 1/4 Section run in a southerly direction along the west line of said 1/4 - 1/4 Section for a distance of 455.65 feet to an existing 1" rebar being the point of beginning; thence continue in a southerly direction along the last mentioned course for a distance of 210.0 feet to an existing three inch capped corner; thence turn an angle to the left of 91 degrees, 09 minutes, 31 seconds and run in an easterly direction for a distance of 210.00 feet to an existing 1 inch rebar; thence turn an angle to the left of 88 degrees, 50 minutes, 29 seconds and run in a northerly direction for a distance of 210.00 feet to and existing 1 inch rebar; thence turn an angle to the left of 91 degrees, 09 minutes, 31 seconds and run in a westerly direction for a distance of 210.00 feet more or less, to the point of beginning, containing 1.01 acres, more or less.

Also, being a part of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Except One Acre in the NE Corner thereof Conveyed to James A Wright and Virginia Wright by Deed of Correction Dated May 23,1964, and recorded in Deed Book 230 at Page 707, in the Probate Office of Shelby County, Alabama. Less and except: Conveyance Recorded in Volume 365, Page 456, Volume 331, Page 249 and Volume 230 Page 707.

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record. Zero (\$0.00) of the consideration was paid from a first mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE 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 Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR by its President who is authorized to execute this conveyance, hereto set his signature and seal this the 2nd day of January, 2014.

2014010800007330 1/2 \$47.00  
Shelby Cnty Judge of Probate, AL  
01/08/2014 11:10:07 AM FILED/CERT

The Sproul Company of Alabama, Inc.

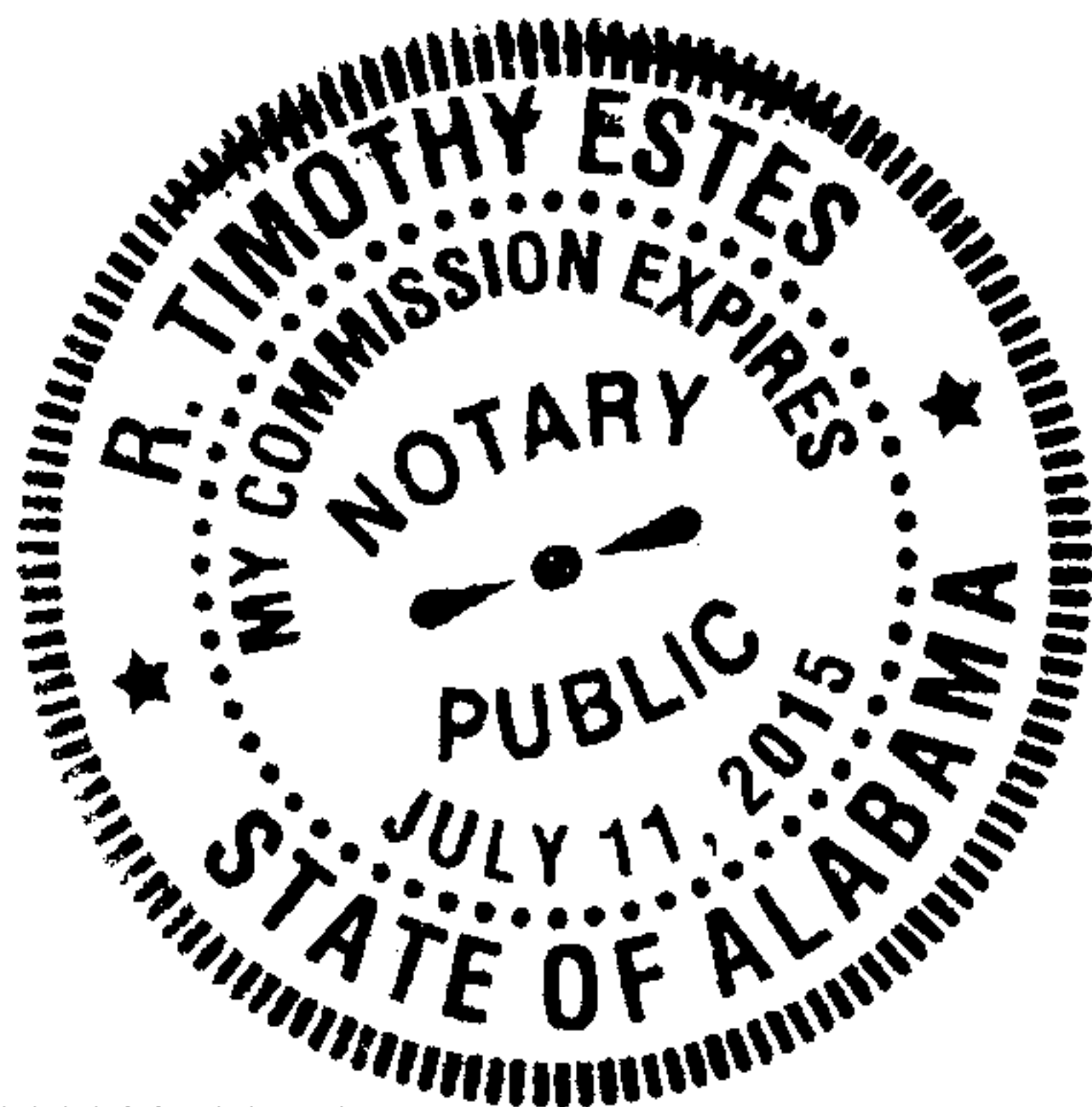
By: Robert G. Sproul, Jr.  
Its: President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert G. Sproul, Jr., whose name as the President of The Sproul Company of Alabama, Inc., 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, as such President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 2nd day of January, 2014.



Notary Public -  
My Commission Expires: 7/11/15

Shelby County, AL 01/08/2014  
State of Alabama  
Deed Tax: \$30.00



## Real Estate Sales Validation Form

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

Grantor's Name: The Sproul Company of Alabama, Inc. Grantee's Name: Robert Gardner Sproul, Jr.  
Virginia Estes Sproul

Mailing Address: 3288 Morgan Road  
Birmingham, AL 35216

Mailing Address: 5927 Waterscape Pass  
Hoover, AL 35244

Property Address: 5540 Triple "W" Lane  
Birmingham, AL 35242

Date of Sale: 1/2/14

Total Purchase Price: \$ 80,000.00 /

OR Actual Value: \$                     

OR Assessor's Value: \$ 30,000.00

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 1-2-14

Print Name: The Sproul Company of Alabama, Inc.

Signature: [Signature]

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested                       
(Verified by)



20140108000007330 2/2 \$47.00  
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