

This instrument prepared by:  
Christa C. Ketchum  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Douglas Leal  
2748 Wellington Drive  
Pelham, AL 35124

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

20140113000012220 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
01/13/2014 12:13:51 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Nine Thousand And No/100 Dollars (\$109,000.00) in hand paid by **Douglas Leal and Jessica Leal** (hereinafter referred to as "GRANTEES") to **Deborah W. Anderson and Trent D. Anderson, Trustees** under the **Deborah W. Anderson Living Trust**, dated August 25, 2011, (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, as joint tenants with right of survivorship, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 17, according to the Survey of Chanda Terrace, 6th Sector, as recorded in Map Book 16, Page 10, in the Probate Office of Shelby County, Alabama.

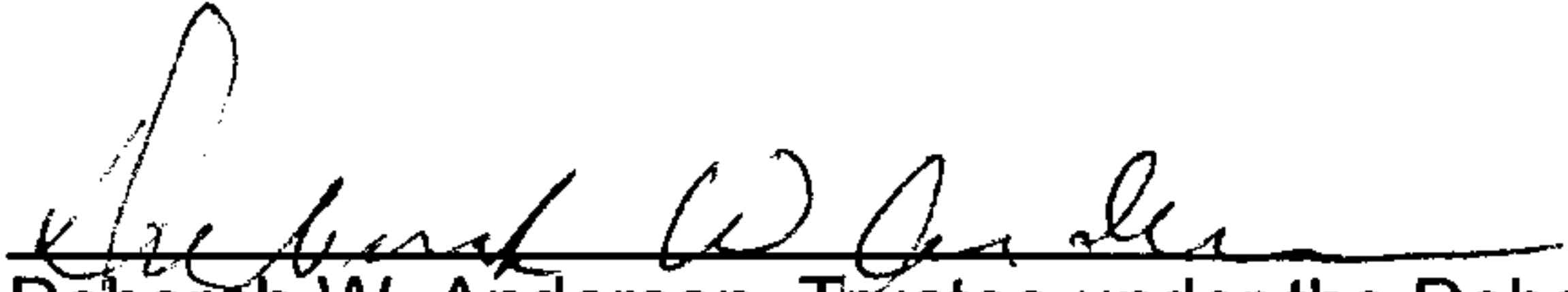
One Hundred Three Thousand Five Hundred Fifty And No/100 Dollars (\$103,550.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2014 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

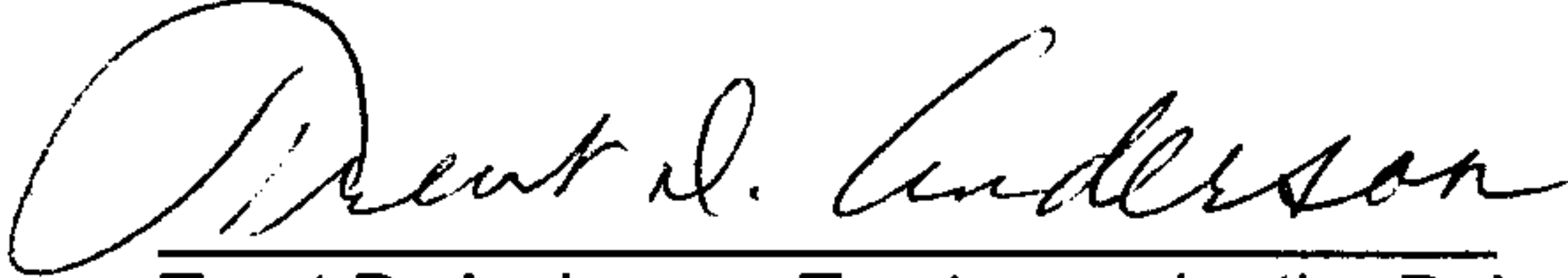
**TO HAVE AND TO HOLD**, to the said **GRANTEES**, as joint tenants with rights of survivorship, their heirs, personal representatives, transferees and assigns, forever; if being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the 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.

**GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

**IN WITNESS WHEREOF**, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this December 27, 2013.



Deborah W. Anderson, Trustee under the Deborah W. Anderson Living Trust dated August 25, 2011

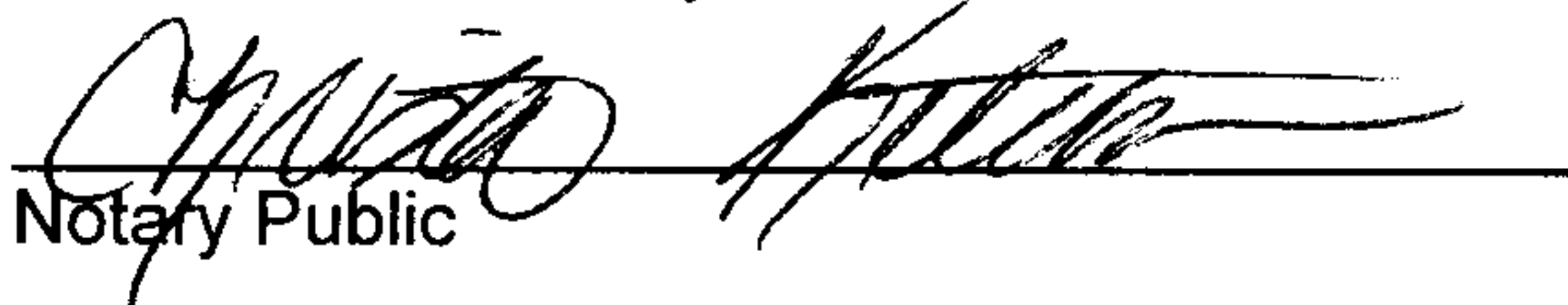


Trent D. Anderson, Trustee under the Deborah W. Anderson Living Trust dated August 25, 2011

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Deborah W. Anderson, whose name as Trustee for that trust named Deborah W. Anderson Living Trust, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

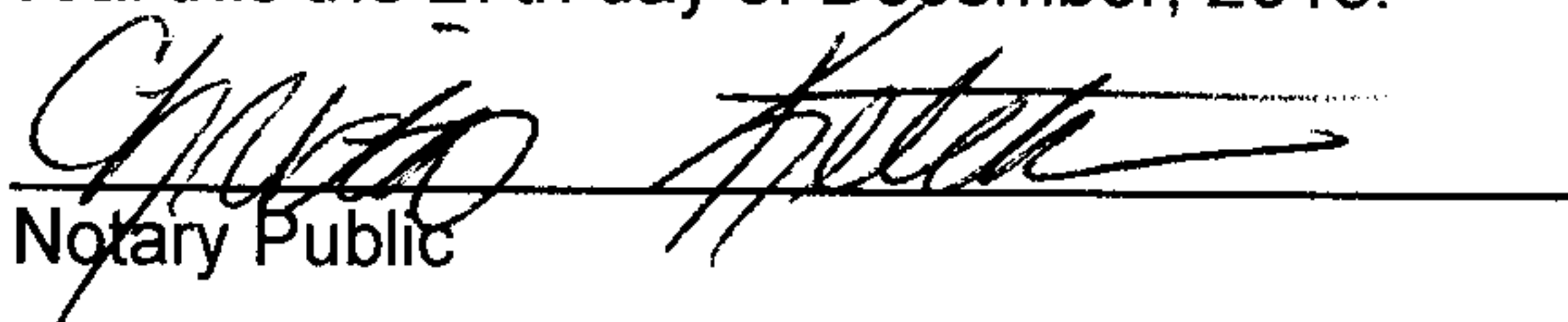
Given under my hand and office seal this the 27th day of December, 2013.

  
Notary Public

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Trent D. Anderson, whose name as Trustee for that trust named Deborah W. Anderson Living Trust, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

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

  
Notary Public



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

Grantor's Name    Deborah W. Anderson and Trent D. Anderson, Trustees of the Deborah W. Andersong Living Trust    Grantee's Name    Douglas Leal and Jessica Leal

Mailing Address    2748 Wellington Drive  
Pelham, AL 35124    Mailing Address    148 Canyon Trail  
Pelham, AL 35124

Property Address    2748 Wellington Drive  
Pelham, AL 35124    Date of Sale    December 20, 2013  
Total Purchase Price    \$109,000.00  
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    ☐ Appraisal  
☒ Sales Contract    Other: \_\_\_\_\_  
☐ 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 - Deborah W. Anderson and Trent D. Anderson, Trustees of the Deborah W. Andersong Living Trust, 2748 Wellington Drive, Pelham, AL 35124.

Grantee's name and mailing address - Douglas Leal and Jessica Leal, 148 Canyon Trail, Pelham, AL 35124.

Property address - 2748 Wellington Drive, Pelham, AL 35124

Date of Sale - December 20, 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: December 20, 2013

Sign  \_\_\_\_\_  
Agent

