


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20140401000091600 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/01/2014 10:50:07 AM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 04/01/2014
State of Alabama
Deed Tax:\$4.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ninety Eight Thousand and no/100's Dollars (\$198,000.00)** to the undersigned grantor,

David A. Harris and wife, Alexandria Harris

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Woodford Simpson Quinn III and Kelly McConnell Quinn

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 154, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, Page 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created and first appearing in the public records but prior to the date of record for recording of the estate or interest or mortgage thereon.**
- 2. All taxes for the year 2014 and subsequent years, not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 6. The policy does not insure against any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax assessor, the Office of the Tax collector, and/or the Board of Equalization.**
- 7. Such state of facts as shown on subdivision plat recorded in Plat Book 14, Page 16-18.**
- 8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is**

made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests.

9. Restriction, public utility easements, and building setback lines as shown on recorded map and survey of Autumn Ridge, Second Sector recorded in Map Book 14, Page 16, 17, and 18, in the Office of the Judge of Probate of Shelby County, Alabama.

10. Covenants, conditions, and restrictions as set forth in Instrument recorded Real Record 282, Page 147, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin.

11. Transmission line permit to Alabama Power Company as recorded in Real Record 315, Page 489.

12. Easements and Right of Ways to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 29 and Deed Book 90, Page 279.

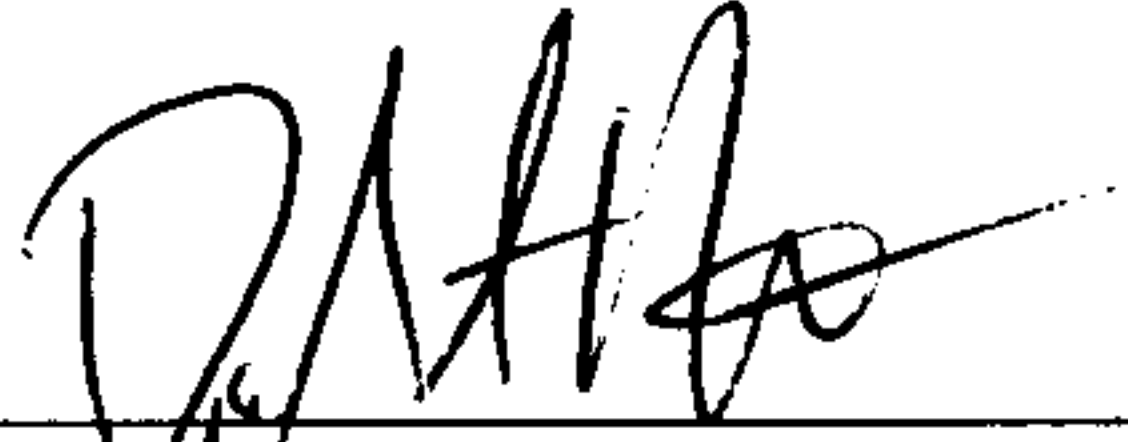
\$194,413.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

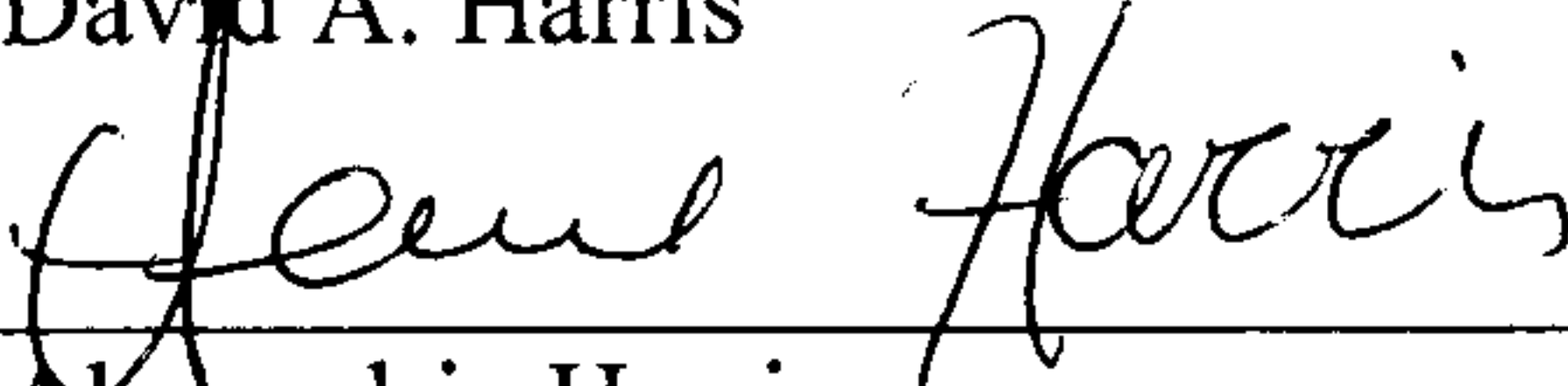
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this the 31st day of March, 2014.


WITNESS:



David A. Harris


Alexandria Harris

Notary on next page


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STATE OF ALABAMA
SHELBY COUNTY

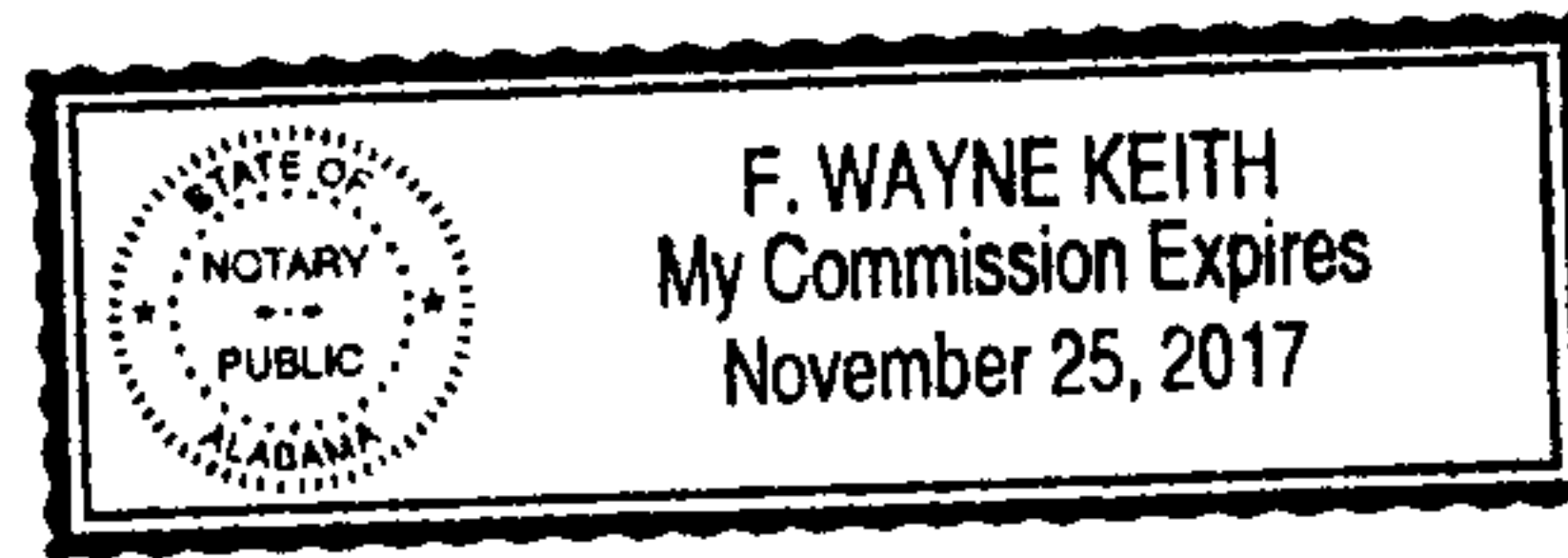
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David A. Harris and Alexandria Harris, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 31st day of March, 2014.



Notary Public

SEND TAX NOTICE TO:
Woodford Simpson Quinn III
1109 Elm Street
Alabaster, Alabama 35007




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Real Estate Sales Validation Form

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

Grantors' Names: David A. Harris and Alexandria Harris

Mailing Address : 5314 Stockton Pass
Trussville, AL 35173

Grantees' Name: Woodford Simpson Quinn III and Kelly McConnell Quinn

Mailing Address: 226 Bedford Lane
Calera, AL 35040

Property Address: 1109 Elm Drive
Alabaster, AL 35007

Date of Transfer: March 31, 2014

Total Assessed Value \$ 198,000.00


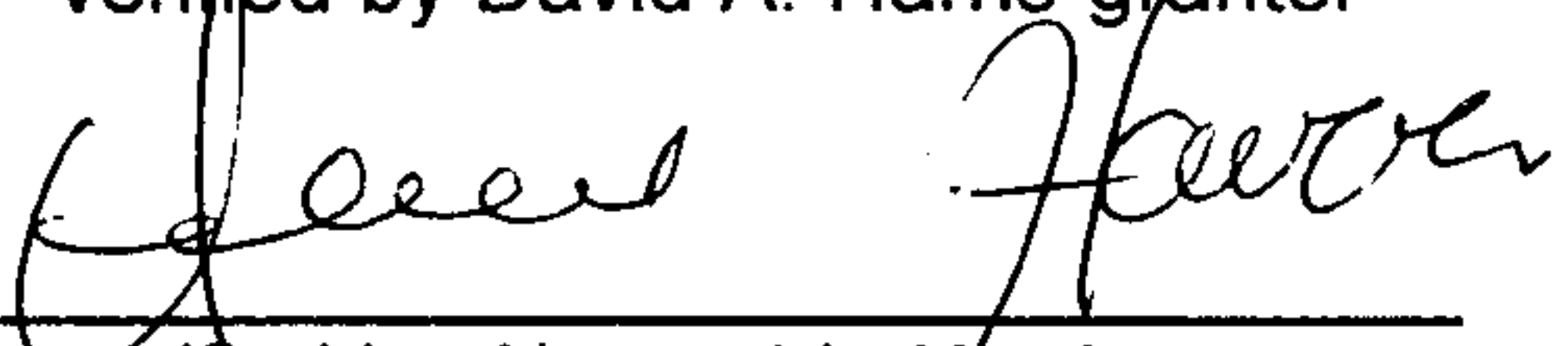
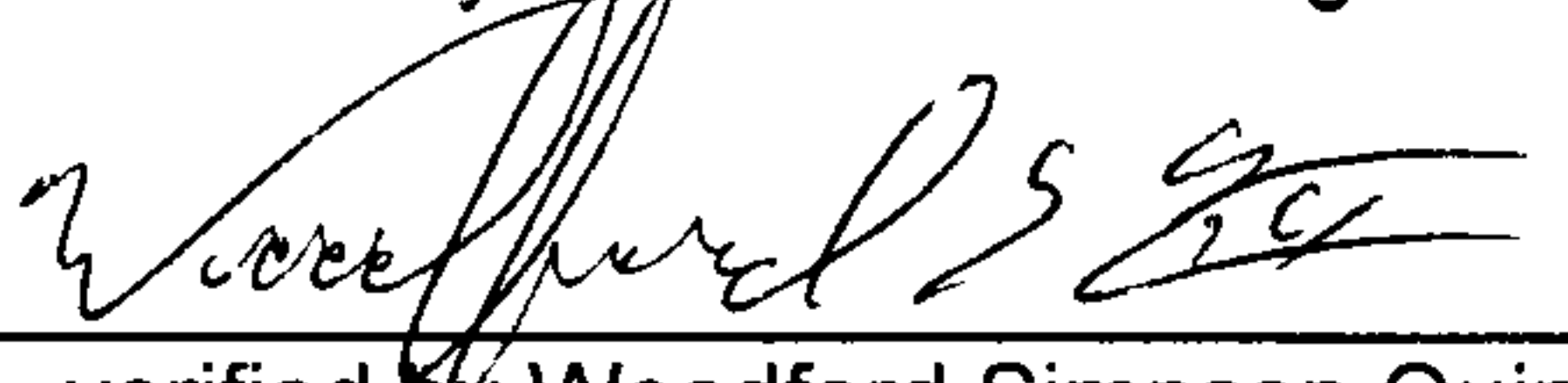
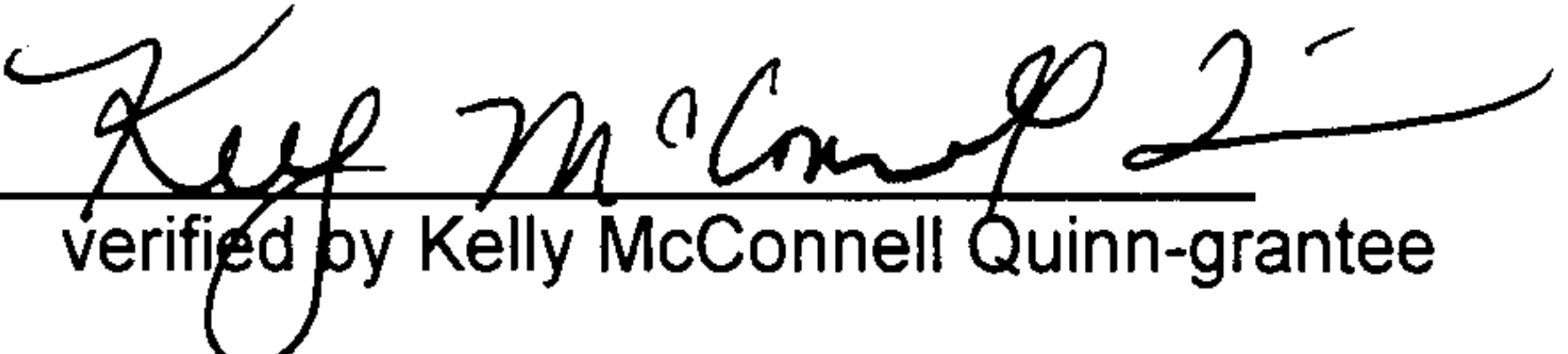
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	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.

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: March 31, 2014

x	Sign		verified by David A. Harris-grantor
x	Sign		verified by Alexandria Harris-grantor
x	Sign		verified by Woodford Simpson Quinn III-grantee
x	Sign		verified by Kelly McConnell Quinn-grantee



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