

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Elizabeth Ann Pace
228 Creekwood Court
Helena, AL 35080

20140408000101490
04/08/2014 03:43:28 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Three Thousand Eight Hundred Seventy-Five And No/100 Dollars (\$233,875.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jill S. Riley and husband, Terry W. Riley (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elizabeth Ann Pace and Le'Eleanor Westmoreland (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 103, according to the Amended Map of Riverwoods, First Sector, as recorded in Map Book 29, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Twenty-Nine Thousand Six Hundred Thirty-Eight And No/100 Dollars (\$229,638.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


Shelby County, AL 04/08/2014
State of Alabama
Deed Tax: \$4.50

FILE NO.: TS-1400191

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 4, 2014.


Jill S. Riley

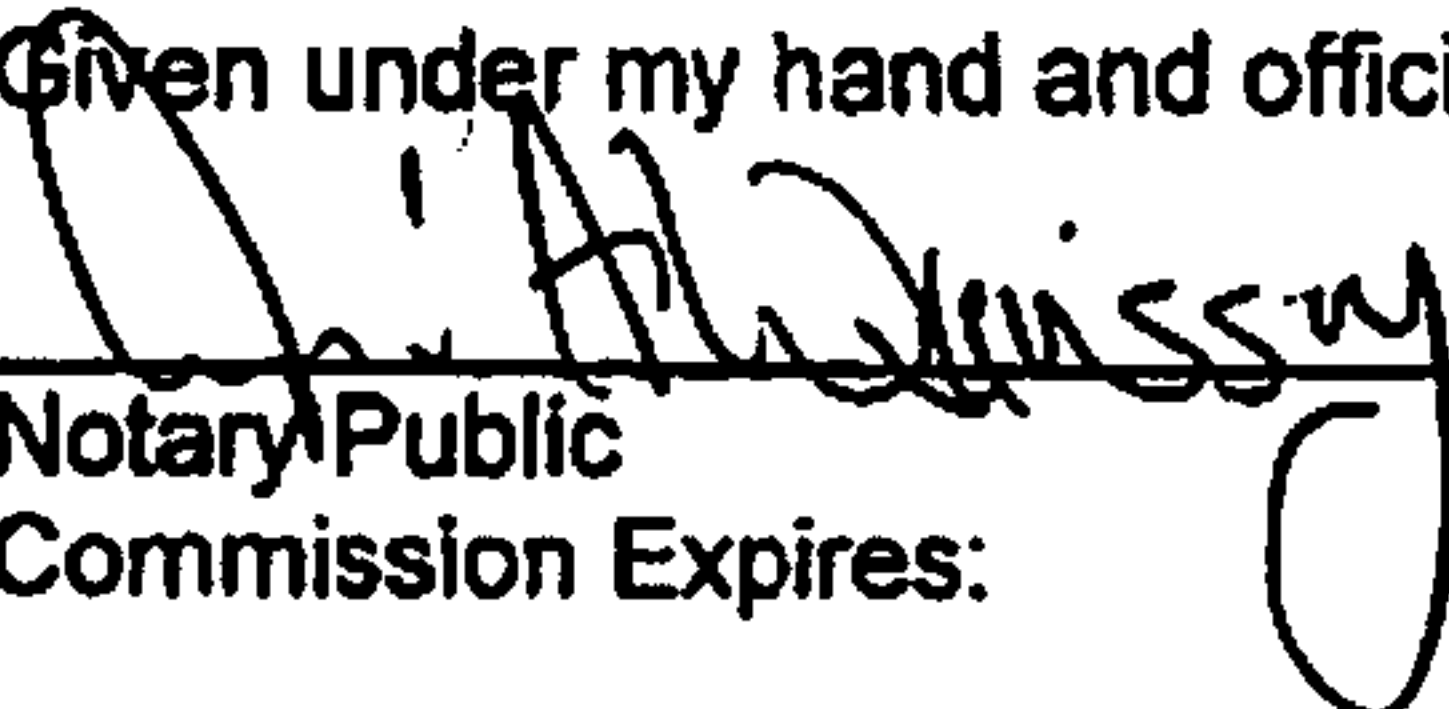

Terry W. Riley by Jill S. Riley,
his Attorney-in-Fact

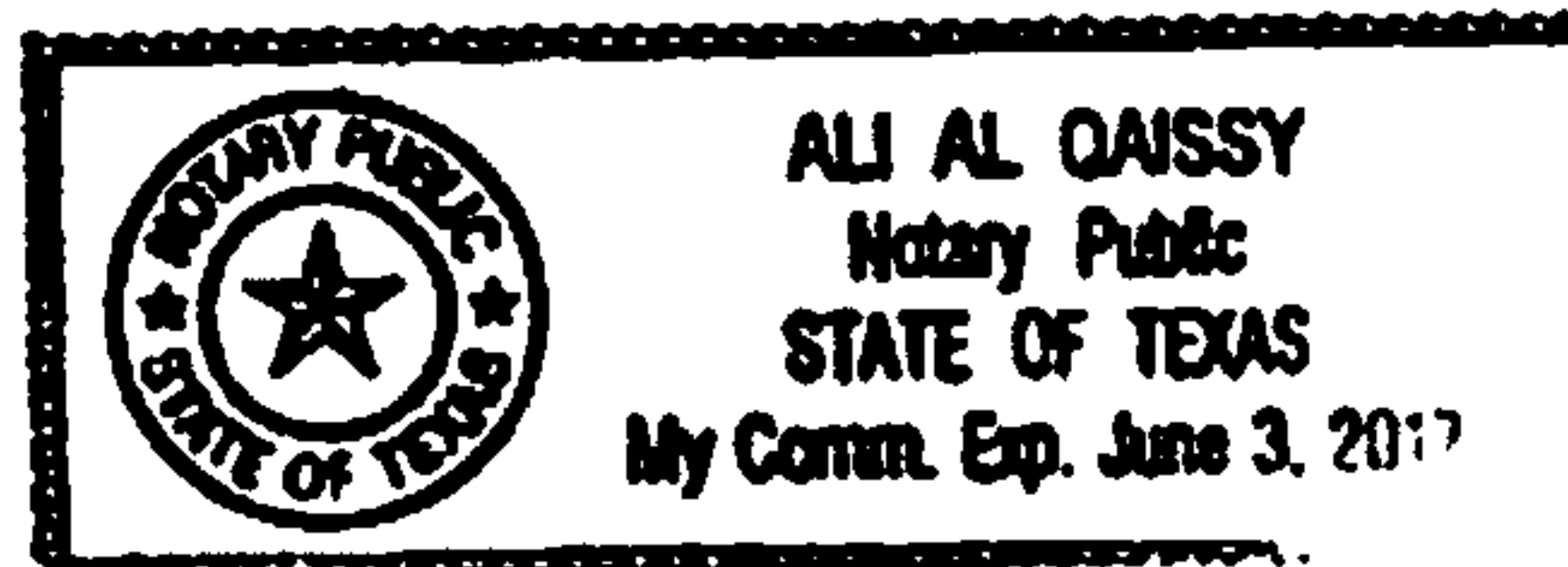

20140408000101490 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
04/08/2014 03:43:28 PM FILED/CERT

STATE OF Texas)
Harris COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill S. Riley, individually and as Attorney-in-Fact for Terry W. Riley, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 3rd day of April, 2014.


Notary Public
Commission Expires:



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

20140408000101490 3/3 \$24.50
 Shelby Cnty Judge of Probate, AL
 04/08/2014 03:43:28 PM FILED/CERT

Grantor's Name Jill S. Riley and Terry W. Riley

Grantee's Name Elizabeth Ann Pace

Mailing Address 228 Creekwood Court
Helena, AL 35080Mailing Address 2837 Adams Street
Helena, AL 35080Property Address 228 Creekwood Court
Helena, AL 35080

Date of Sale April 4, 2014

Total Purchase Price \$233,875.00

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 - Jill S. Riley and Terry W. Riley, 228 Creekwood Court, Helena, AL 35080.

Grantee's name and mailing address - Elizabeth Ann Pace, 2837 Adams Street, Helena, AL 35080.

Property address - 228 Creekwood Court, Helena, AL 35080

Date of Sale - April 4, 2014.

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.

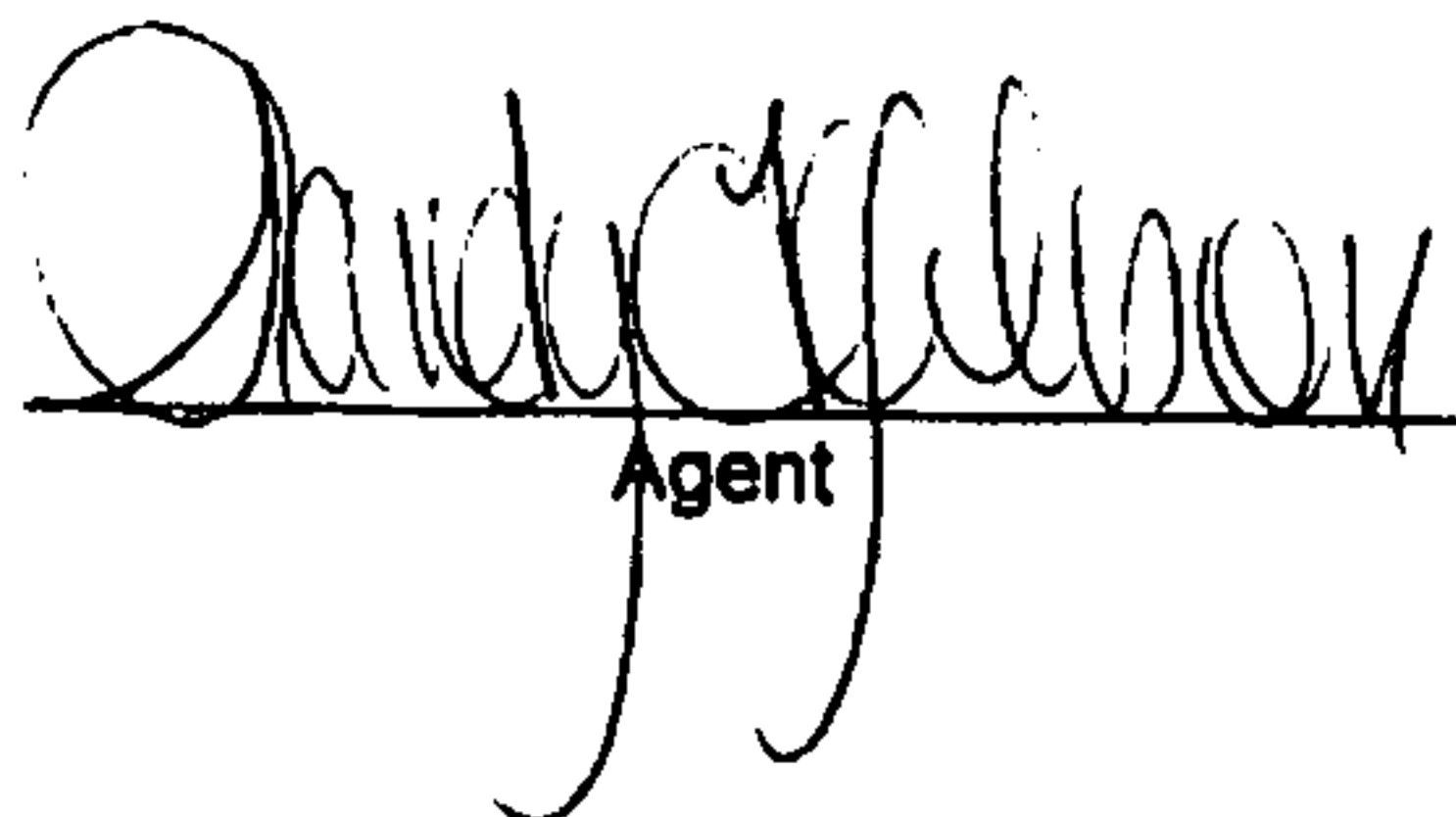
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

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: April 4, 2014

Sign



Agent