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

SEND TAX NOTICE TO:
James Edwards, Jr. and Misty Edwards
1085 Long Branch Pkwy
Calera, AL 35040

20140501000128850
05/01/2014 08:26:00 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighteen Thousand And No/100 Dollars ($218,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard R. Barnes and Elizabeth A. Barnes, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Edwards, Jr. and Misty Edwards (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 150, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93 A & B, 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.

One Hundred Seventy-Four Thousand Four Hundred And No/100 Dollars ($174,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Twenty-One Thousand Eight Hundred And No/100 Dollars ($21,800.00) 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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 25, 2014.

Richard R. Barnes

Elizabeth A. Barnes

STATE OF ALABAMA)
SHELBY COUNTY)

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

Given under my hand and official seal on the 25th day of April, 2014.

Notary Public
Commission Expires:

SANDY F. JOHNSON NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Comm. Expires Feb. 9, 2015

FILE NO.: TS-1400718

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

Grantor's Name	Richard R. Barnes and Elizabeth A. Barnes	Grantee's Name	James Edwards, Jr. and Misty Edwards
Mailing Address	1085 Long Branch Pkwy Calera, AL 35040	Mailing Address	1650 20th Ave Calera, AL 35040
Property Address	1085 Long Branch Pkwy Calera, AL 35040	Date of Sale	April 25, 2014
		Total Purchase Price	$218,000.00
		or	
		Actual Value	$ _____
		or	
		Assessor's Market Value	$ _____

20140501000128850 05/01/2014 08:26:00
AM DEEDS 2/2

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
___ Sales Contract
_X_ 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 - Richard R. Barnes and Elizabeth A. Barnes, 1085 Long Branch Pkwy, Calera, AL 35040.

Grantee's name and mailing address - James Edwards, Jr. and Misty Edwards, 1650 20th Ave, Calera, AL 35040.

Property address - 1085 Long Branch Pkwy, Calera, AL 35040

Date of Sale - April 25, 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 25, 2014

Sign _____
Agent

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2014 08:26:00 AM
$39.00 CHERRY
20140501000128850