

This instrument was prepared by:

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Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) Annette T. Weatherington
(Address) 212 Meadowood Lane
Montevallo, AL 35115

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00) DOLLARS** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation** (herein referred to as grantor), grants, bargains, sells and conveys unto **ANNETTE T. WEATHERINGTON** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 and amended map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- All taxes for 2014 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- 35-foot building set back line from Ivanhoe Lane and Lancaster Court as shown on recorded map.
- 5-foot utility easement over the South line of said lot as shown on recorded map.
- Restrictive covenants as recorded in Misc. Book 12, Page 646.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 171 and Deed Book 220, Page 46.
- Easement to South Central Bell Telephone and Telegraph Company recorded in Deed Book 294, Page 501.
- Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 295, Page 847.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated September 30, 2013 and recorded on September 30, 2013 at 12:02:50 PM, in Instrument #20130930000390870, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

Shelby County, AL 05/01/2014
State of Alabama
Deed Tax: \$127.50


20140501000129120 1/3 \$232.50
Shelby Cnty Judge of Probate, AL
05/01/2014 11:50:00 AM FILED/CERT

- PURCHASE MONEY FIRST MORTGAGE IN THE FULL AMOUNT OF THE CONSIDERATION HEREINABOVE REFERENCED, EXECUTED ON EVEN DATE HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of April, 2014.

CENTRAL STATE BANK:

By: [Signature]
Its: EXEC. V.P. David P. Downs

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David P. Downs whose name as EXEC. V.P. of Central State Bank, an Alabama Banking Corporation 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 30th day of April, 2014.

[Signature]
Notary Public
My Commission Expires: April 4, 2016



20140501000129120 2/3 \$232.50
Shelby Cnty Judge of Probate, AL
05/01/2014 11:50:00 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank
Mailing Address P.O Box 180
Calera, AL 35040

Grantee's Name Annette T. Weatherington
Mailing Address 212 Meadowood Lane
Montevallo, AL 35115

Property Address 12 Lancaster Court
Calera, AL 35040

Date of Sale 04/30/14
Total Purchase Price \$85,000.00
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
 X 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 – 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 was 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 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 will 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).

Attested by:

Print DAVID P. DOWNS
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 30th day of April, 2014.


20140501C00129120 3/3 \$232.50
Shelby Cnty Judge of Probate, AL
05/01/2014 11:50:00 AM FILED/CERT

[Signature]
Notary Public
My commission expires My Commission Expires April 4, 2016