

Address of Grantor(s):  
P. O. BOX 397

ONEONTA, AL 35121

Address of Grantee(s) and address for tax statement:

3440 LORNA LANE  
HOOPER, AL 35216

Property Address:

VACANT LAND

By executing this instrument, the undersigned certify that the consideration referred to herein is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, Code of Alabama 1975. The undersigned further understand that any false statement as to purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1(h) Code of Alabama, 1975.

This instrument prepared by DAVID LEE JONES, attorney, 2305 Worth St., P.O. Box 940, Guntersville, AL 35976, (256) 582-0588. Unless separately contracted, the draftsman makes no warranties as to the sufficiency of the interest conveyed.

**STATE OF ALABAMA - SHELBY COUNTY – STATUTORY WARRANTY DEED  
JOINT TENANTS WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN, in consideration of Two Hundred Seventy Nine Thousand and no/100 Dollars (\$279,000.00), plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE HOMETOWN BANK OF ALABAMA, a corporation, herein GRANTOR, does hereby grant, bargain, sell and convey unto TERRELL YATES AND SUSAN YATES, herein GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property:


Lot 2-A, according to the Resurvey of McMillan Survey, as recorded in Map Book 37, page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. (rh31934)

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2014, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, restrictions, covenants running with the land, easements or encroachments or other matters or defects shown by a survey of the property herein conveyed.
- C. Easements and building setback lines per recorded plat in Map Book 37, Page 10, in the Probate Office of Shelby County, Alabama.
- D. All fees associated with the Meadow Lake Farms Homeowners Association.
- E. Subject to Restrictive Covenants of record in Book 2000, Page 39333, and amended in Book 2000, Page 39334, in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

Shelby County, AL 05/08/2014  
State of Alabama  
Deed Tax: \$279.00

  
20140508000139250 1/2 \$296.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 01:49:38 PM FILED/CERT

TO HAVE AND TO HOLD unto the GRANTEE, in survivorship, as aforesaid.

And said GRANTORS, its successors and assigns, hereby covenant and agree with said GRANTEE, heirs and/or assigns, that it will warrant and defend the above property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the GRANTORS, its successors and assigns, but not otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by Chris Duvall as Vice President, who is duly authorized on this the 29th day of April, 2014.

THE HOMETOWN BANK OF ALABAMA,  
A CORPORATION

Chris Duvall  
BY: Chris Duvall  
AS: Vice President

STATE OF ALABAMA

CORPORATE ACKNOWLEDGMENT

BLOUNT COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Chris Duvall, as VP, of THE HOMETOWN BANK OF ALABAMA, a corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal on this the 29th day of April, 2014.

David Lee Jones  
NOTARY PUBLIC  
My Commission Expires: Sept 21, 2014  
BONDED BY  
Auto Owners Insurance Company

20140508000139250 2/2 \$296.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 01:49:38 PM FILED/CERT