

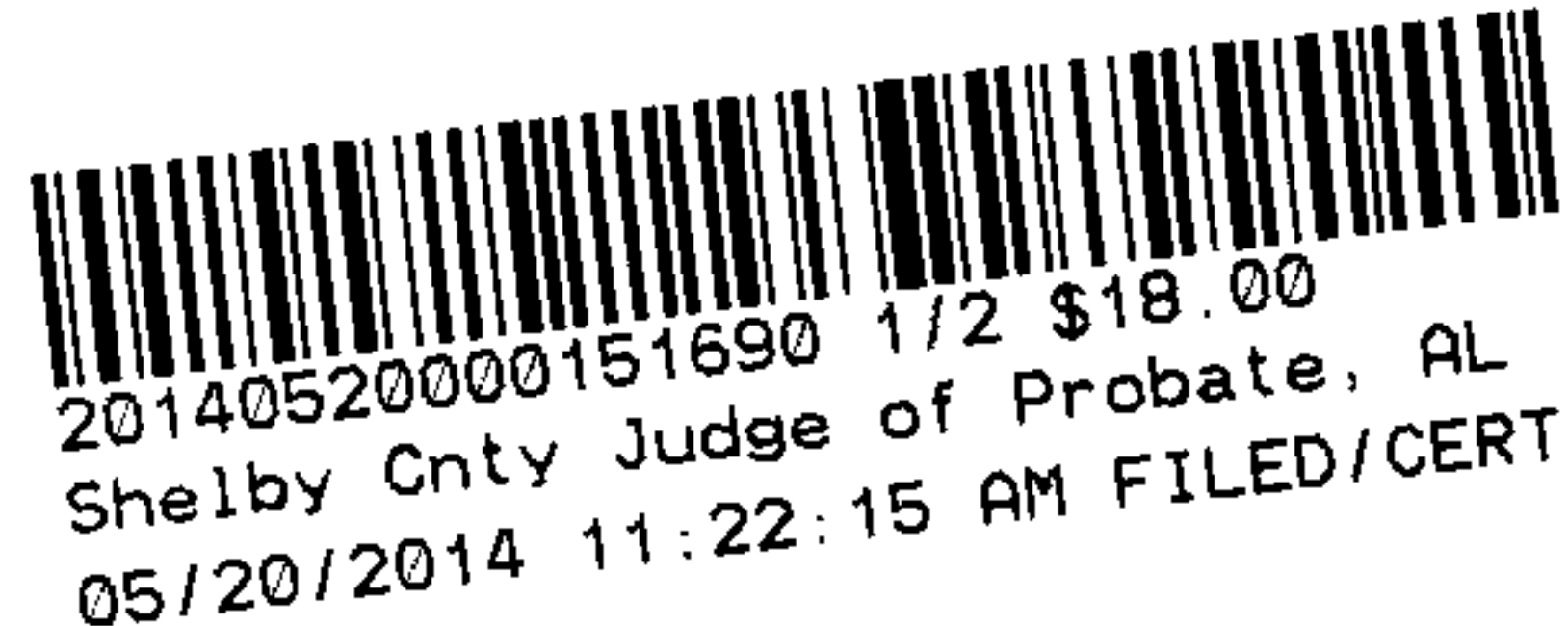
THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

BRANDI N. HORTON
100 GRANT CIRCLE
CALERA, ALABAMA 35040

WARRANTY DEED



STATE OF ALABAMA ()
COUNTY OF SHELBY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Four Thousand Nine Hundred and No/100 Dollars (\$124,900.00), to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **SHEENA A. JENKINS**, an unmarried woman (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **BRANDI N. HORTON** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to wit:

LOT 221, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE IV, AS RECORDED IN MAP BOOK 29, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

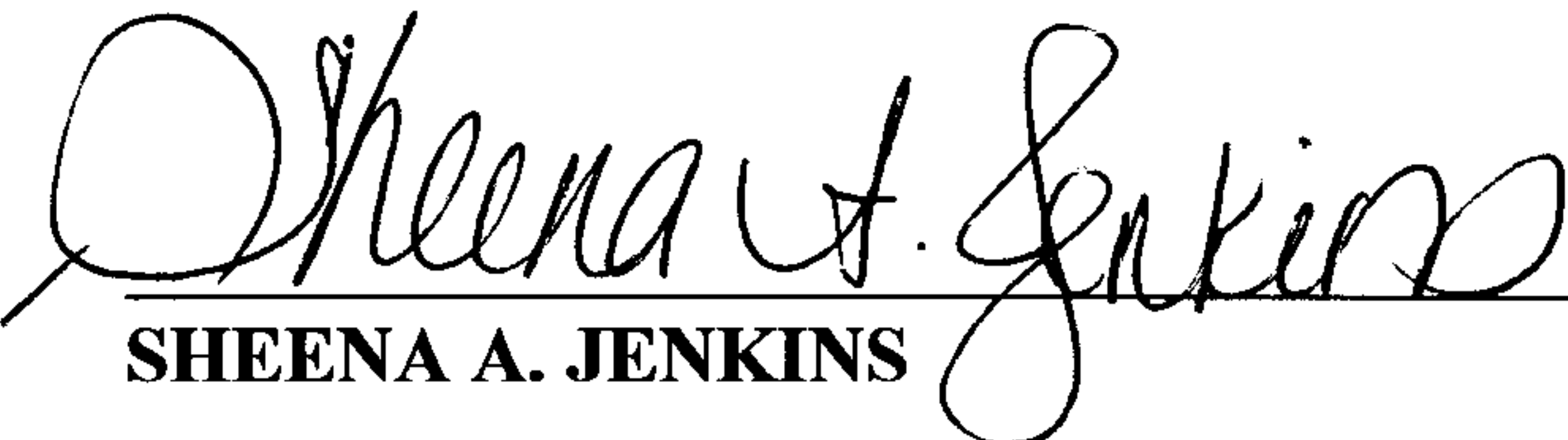
NOTE: \$127,448.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of May, 2014.

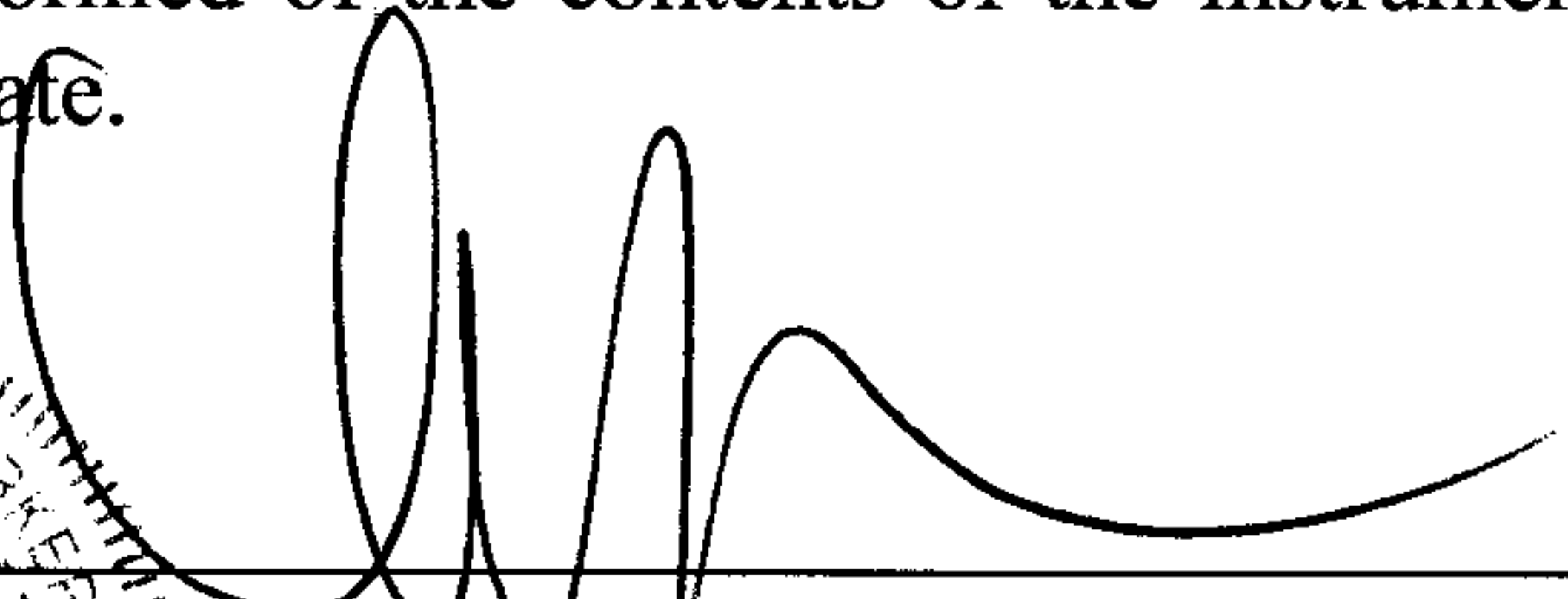
WITNESS:


_____ 
SHEENA A. JENKINS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheena A. Jenkins, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of May, 2014.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015


Real Estate Sales Validation Form

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

Grantor's Name Sheena A. Jenkins

Grantee's Name Brandi N. Horton

Mailing Address PO Box 360162
Birmingham, AL 35244

Mailing Address 100 Grant Circle
Calera, Alabama 35040

Property Address 101 Grant Circle
Calera, Alabama 35040

Date of Sale May 16, 2014
Total Purchase Price \$124,900.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	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 - 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).

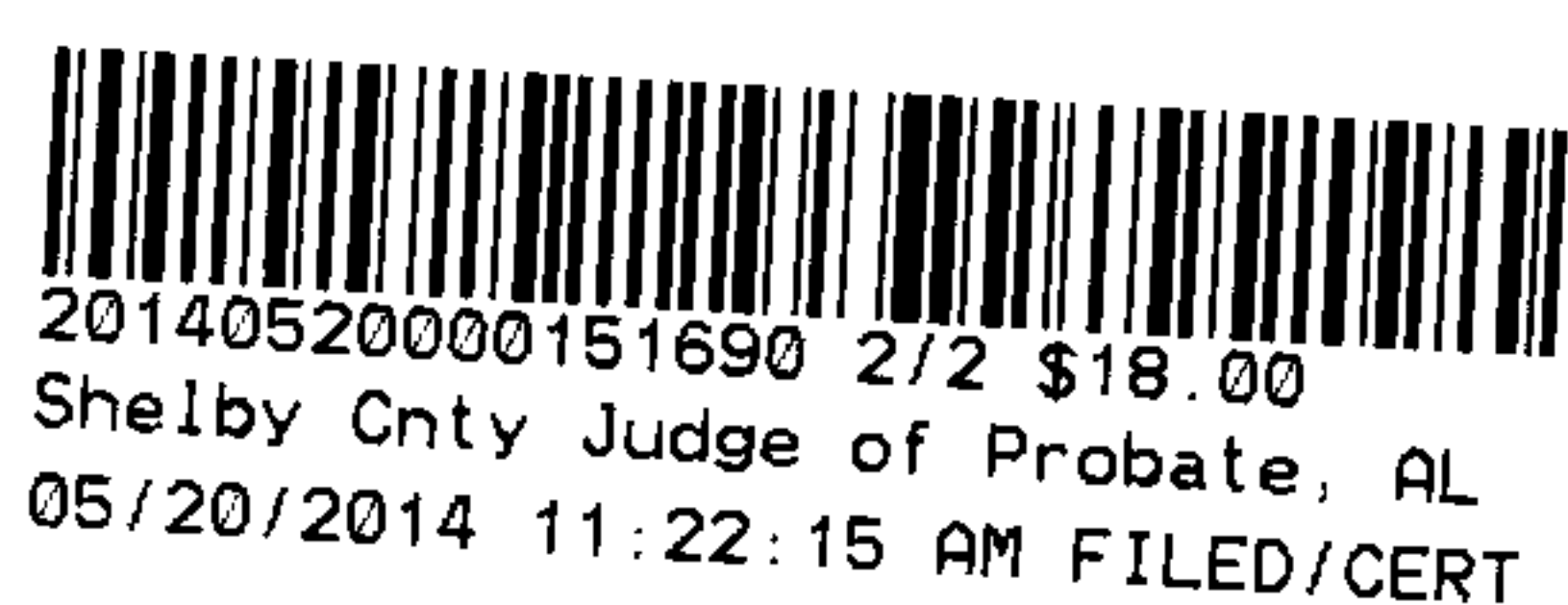
Date May 16, 2014

Print SHEENA A. JENKINS

☐ Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one



Form RT-1