

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Five Thousand and No/100ths Dollars (\$205,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KARMAN DAILEY, a married person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JAMES R. LITTLE AND PENNY H. LITTLE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the map of Shelby Shores, First Addition, as recorded Map Book 5, page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject property does not constitute the homestead of the grantor nor that of her respective spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:


1. **Restrictions, limitations and conditions as set out in Plat Book 5, page 29, in the Probate Office of Shelby County, Alabama.**
2. **Restrictions, covenants, and conditions as set out in Deed Book 264, page 824, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 225, page 918 and Deed Book 225, page 921, in Probate Office.**
4. **Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell, as set out in Deed Book 225, page 453, in the Probate Office.**
5. **Easement to Alabama Power and Southern Bell Tel & Tel Company as shown by instrument recorded in Deed Book 260, page 703 in Probate Office.**
6. **Rights acquired by Alabama Power Company as recorded in Deed Book 253, page 120 and Deed Book 253, page 116.**

\$ 184,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

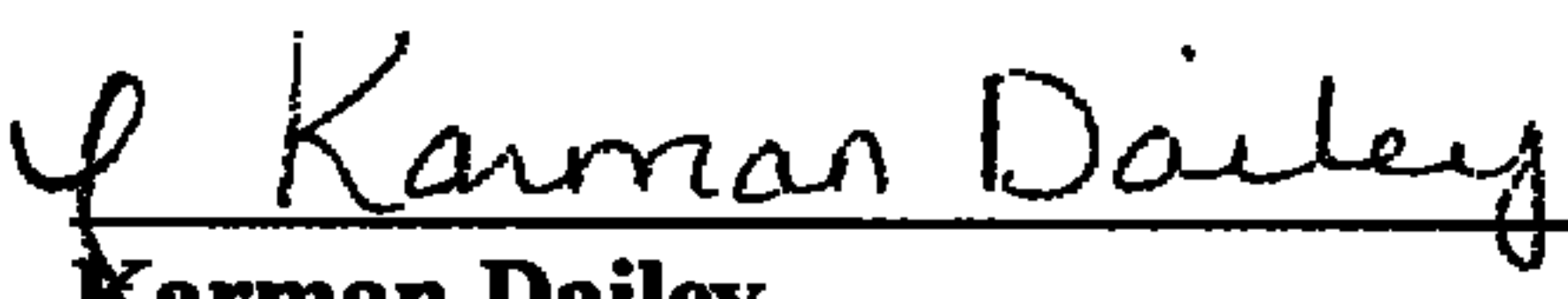
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 2nd day of May, 2014.



WITNESS

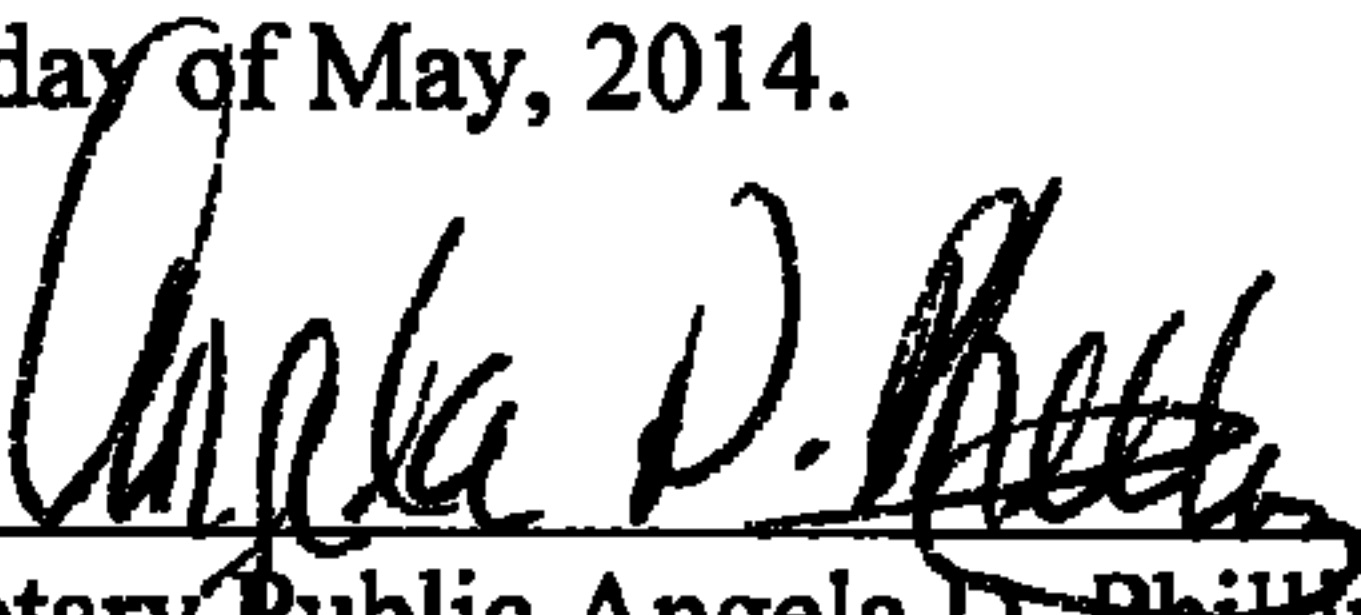


Karman Dailey {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Karman Dailey**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of May, 2014.



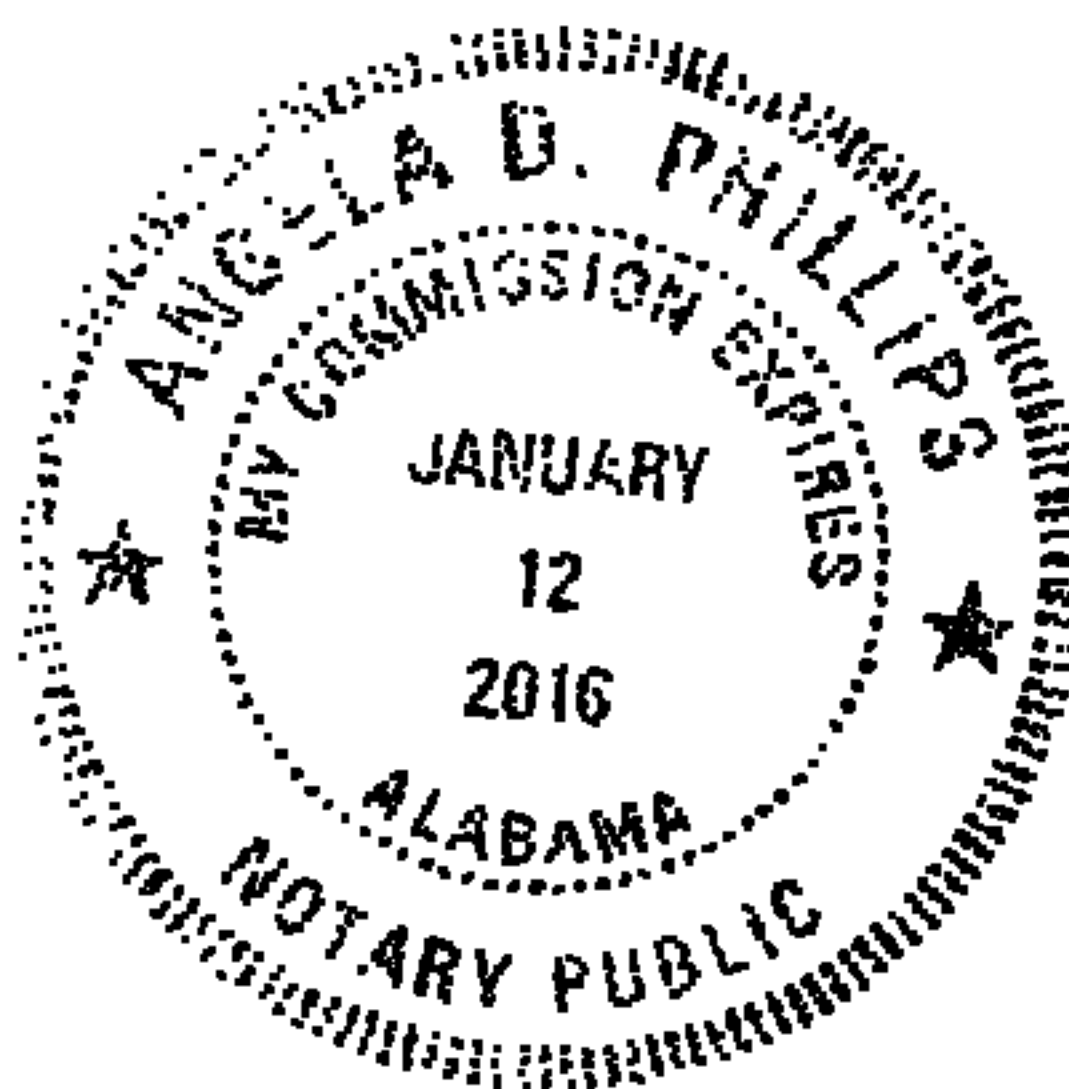
Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

James R. Little
340 North River Drive
Shelby, AL 35143

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-04-3898



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressKarman Dailey
220 Normandy Lane
Chelsea AL 35043Grantor's Name James R. Little and Penny H. Little
Mailing Address 808 Wood Trace Circle
Leeds, AL 35094Property Address 340 North River Drive
Shelby, AL 35143Date of Sale 05/02/04_
Total Purchase Price \$205,000.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 5/2/14

Unattested



Print: Karman Dailey

Sign 
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2014 10:35:37 AM
\$40.50 KELLY
20140522000154570