

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 One Hundred Fifty Two Thousand and No/100ths Dollars (\$152,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RICHARD L. ARCENEAUX AND NICOLE A. ARCENEAUX, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **CHRISTOPHER JAMES HUTTO AND EMILY AMY KARYL HUTTO** (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 276, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, page 25 A,B,&C, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Sterrett, 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. Building Setback line of 15 feet reserved from Lakes Drive, as shown per plat.
2. Utility easements as shown by recorded plat, including, 8 feet along Lakes Drive.
3. Restrictions, limitations and conditions as set out in Plat Book 33, page 25, in the Probate Office of Shelby County, Alabama.
4. Easement(s) granted to Alabama Power Company as set out in Book 126, page 191, Book 126, page 323, and Book 236, page 829, in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 53, page 262 and Deed Book 331, page 262, in Probate Office.
6. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Inst. No. 1993-3955, 1993-3957, 1993-3959, 1993-3960, 1993-3961, 1993-3964, 1993-3965, and 1993-3966, in Probate Office.

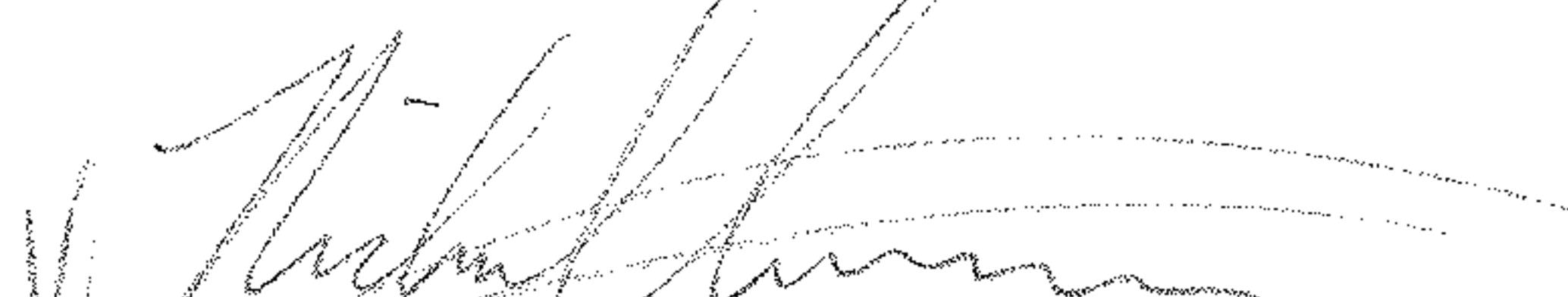
\$ 155,102.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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 Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their 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 Grantors have set their hands and seals this 19th day of May, 2014.


WITNESS

 {L.S.}
Richard L. Arceneaux

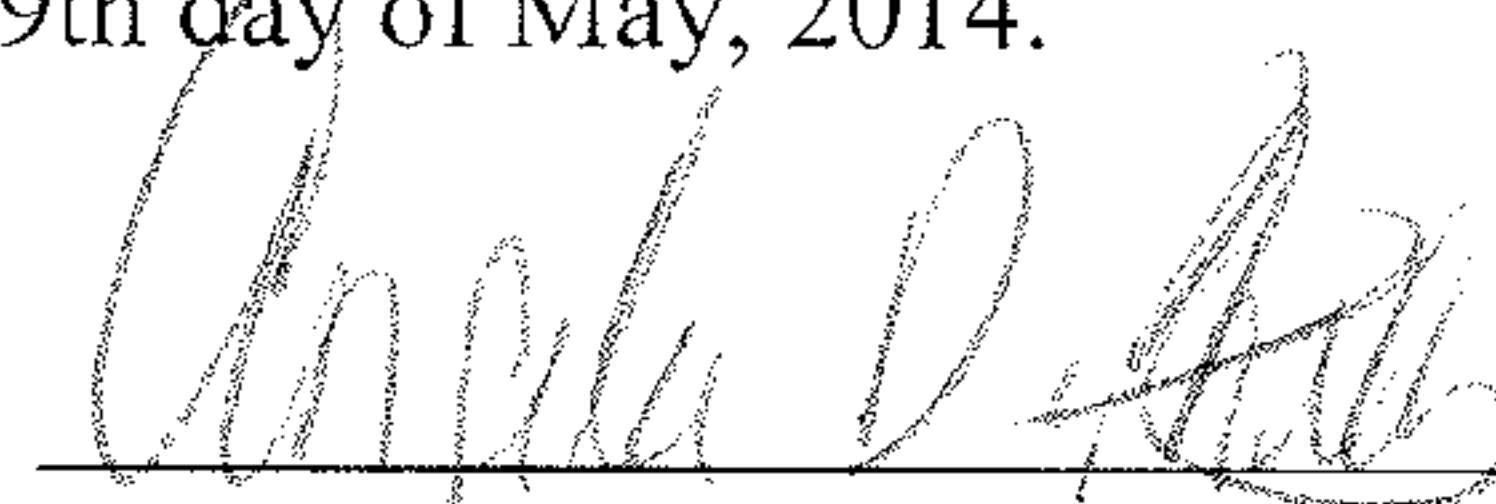

WITNESS

 {L.S.}
Nicole A. Arceneaux

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Richard L. Arceneaux and Nicole A. Arceneaux**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of May, 2014.


Notary Public
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Christopher James Hutto
5979 Forest Lakes Cove
Sterrett, AL 35147

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-04-3867



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 AddressRichard L. Arceneaux and Nicole A. Arceneaux
107 Morning Star Dr.
Birmingham AL 35242Grantor's Name
Mailing AddressChris James Hutto and Emily Amy Karyl Hutto
5979 Forest Lakes Cove
Sterrett, AL 35147Property Address 5979 Forest Lakes Cove
Sterrett, AL 35147Date of Sale 05/19/2014
Total Purchase Price \$152,000.00

or \$

Actual Value \$

or

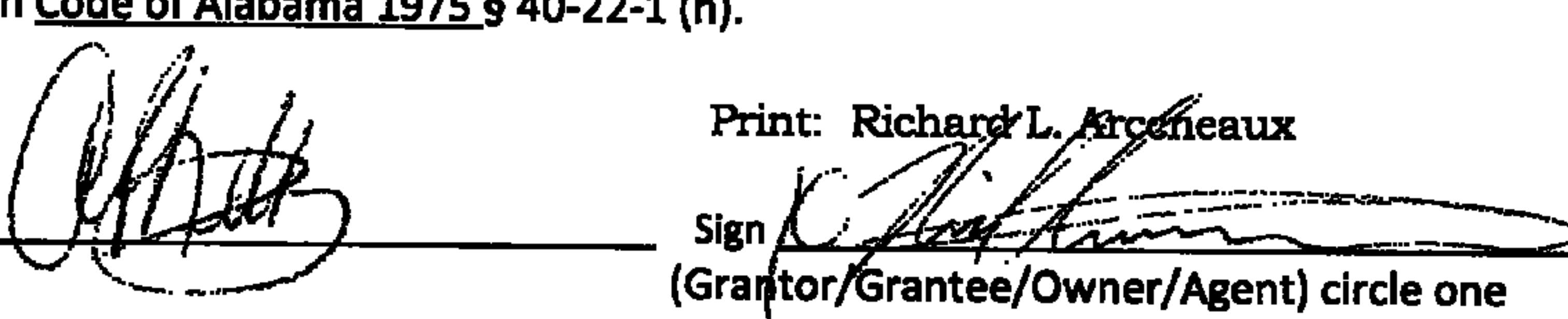
Assessor's Market Value \$

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 Appraisal
 Sales Contract Other
 XXX 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 - 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 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 5/19/14

Print: Richard L. Arceneaux

 UnattestedSign 
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/03/2014 03:55:25 PM
\$20.00 KELLY
20140603000167980

