



2014060300168000 1/3 \$23.00

Shelby Cnty Judge of Probate, AL

06/03/2014 03:56:53 PM FILED/CERT

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 Seven Thousand and No/100ths Dollars (\$157,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RODNEY H. RILEY**, an unmarried person (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **ELIZABETH A. EPPERSON AND BENJAMIN W. EPPERSON** (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 77, according to the survey of Laurel Woods, Phase III, as recorded in Map 17, page 96, in the Probate Office 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 Helena, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. Building Setback line of 20 feet reserved from Laurel Wood Trail and 20 feet from Laurel Woods Court, as shown per plat.
2. Utility easements as shown by recorded plat, including, an easement of varying width through lot.
3. Restrictions, covenants, and conditions as set out in Inst. No. 1993-30783, in Probate Office, but omitting any covenants or restrictions, if any, 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.
4. Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 200, page 542, in the Probate Office.
5. Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 271, page 716, in the Probate Office.
6. Right(s)-of-Way(s) granted to Colonial Pipe Line Company, as set out in Deed Book 272, page 672, in the Probate Office.

\$ 154,156.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.



20140603000168000 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/03/2014 03:56:53 PM FILED/CERT

06/03/2014 03:56:53 PM DEEDS 2/3

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 himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his 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 his hand and seal this 30th day of April, 2014.

WITNESS

Rodney H. Riley (D.S.)

Rodney H. Riley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Rodney H. Riley**, 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, he executed the same voluntarily on the day the same bears date.

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

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

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

GRANTEE'S MAILING ADDRESS:

Elizabeth A. Epperson
510 Laurel Woods Trail
Helena, AL 35080

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-04-3877



Real Estate Sales Validation Form

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

Grantor's Name	Rodney H. Riley	Grantor's Name	Elizabeth A. Epperson and Benjamin W. Epperson
Mailing Address	<u>1634 Birmingham Way</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>510 Laurel Woods Trail</u> <u>Helena, AL 35080</u>

Property Address	510 Laurel Woods Trail	Date of Sale	04/30/14
	Helena, AL 35080	Total Purchase Price	\$157,000.00
		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 4/30/14

Print Rodney H. Riley

Unattested

Sign Rodney H. Riley
(Grantor/Grantee/Owner/Agent)

20140603000168000 3/3 \$23.00
 • Shelby Cnty Judge of Probate, AL
 06/03/2014 03:56:53 PM FILED/CERT

Judge,

Judge