


This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
John C. Petitjean and Jennifer L. Petitjean
102 Covington Place
Chelsea, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20140610000174440 1/2 \$29.00
Shelby Cnty Judge of Probate AL
06/10/2014 11:11:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thirty-Three Thousand Five Hundred And No/100 Dollars (\$233,500.00) in hand paid by John C. Petitjean and wife, Jennifer L. Petitjean (hereinafter referred to as "GRANTEES") to ServisFirst Bank (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, as joint tenants with rights of survivorship, the following described real estate in **Shelby County, Alabama**, to wit:

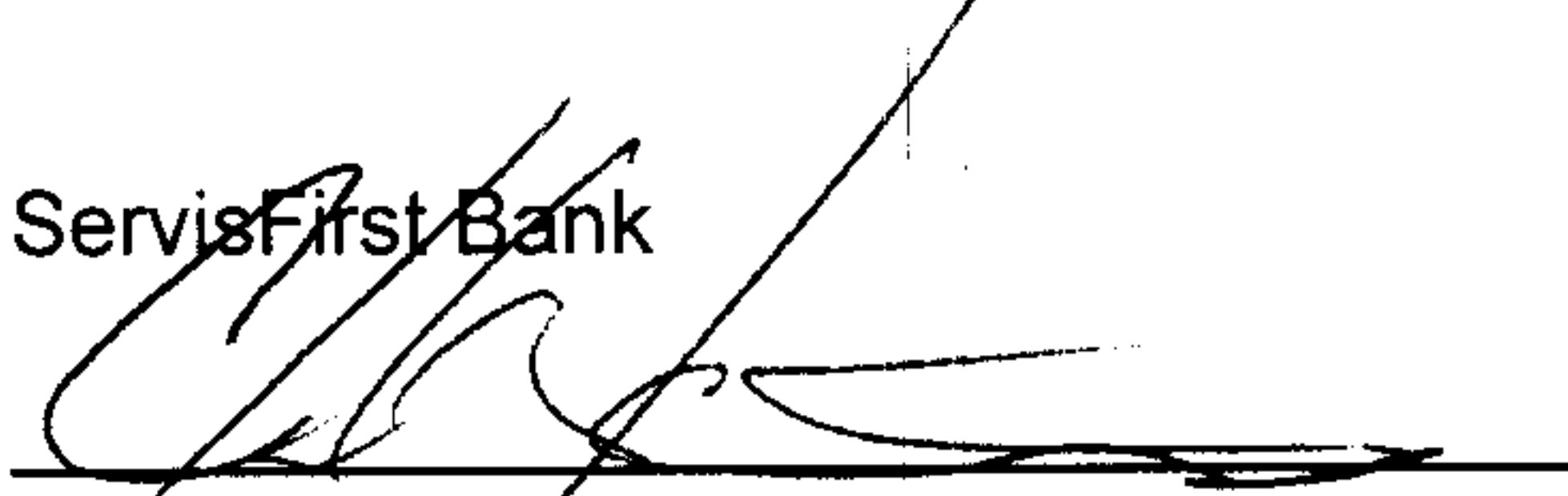
Lot 18, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

Two Hundred Twenty-One Thousand Eight Hundred Twenty-Five And No/100 Dollars (\$221,825.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2014 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

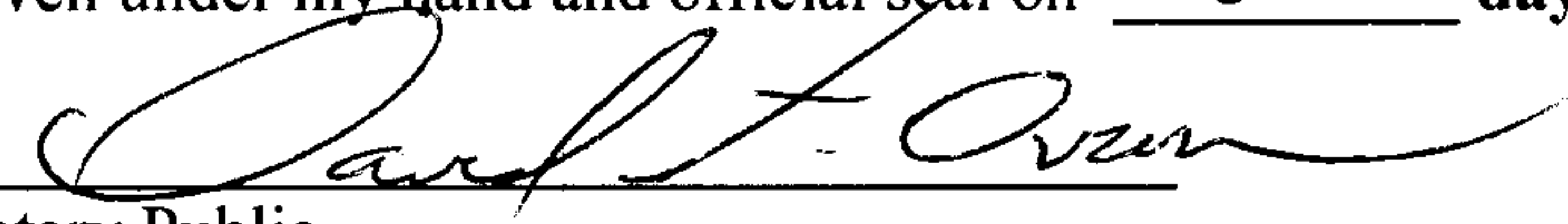
IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this June 5, 2014.

ServisFirst Bank

By: Clark Zinsmeister, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Clark Zinsmeister, as Vice President of ServisFirst Bank** 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 official seal on 5th day of **June, 2014**.


Notary Public
My Commission Expires:

Shelby County, AL 06/10/2014
State of Alabama
Deed Tax: \$12.00

Real Estate Sales Validation Form

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

Grantor's Name ServisFirst Bank
Mailing Address 102 Covington Place
Chelsea, AL 35051

Grantee's Name John C. Petitjean
Mailing Address _____

Property Address 102 Covington Place
Chelsea, AL 35051

Date of Sale June 5, 2014
Total Purchase Price \$233,500.00
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)

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 - ServisFirst Bank, 102 Covington Place, Chelsea, AL 35051.

Grantee's name and mailing address - John C. Petitjean, , .

Property address - 102 Covington Place, Chelsea, AL 35051

Date of Sale - June 5, 2014.

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 with 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: June 5, 2014

Sign Carol H. Osborn
Agent

