

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
John W. Fuller and Denise D. Fuller
1436 Ballantrae Club Drive
Pelham, AL 35124


20140613000179340 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
06/13/2014 10:29:18 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Two Thousand And No/100 Dollars (\$362,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Matthew Duplantis and wife, Jennifer Duplantis (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John W. Fuller and Denise D. Fuller (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1203, according to the Final Plat of Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Eighty-Nine Thousand Six Hundred And No/100 Dollars (\$289,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

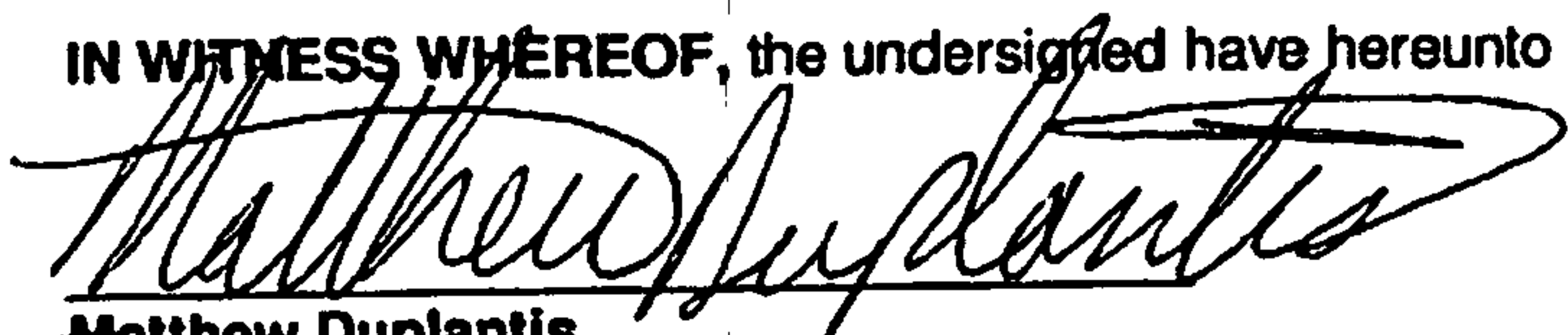
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

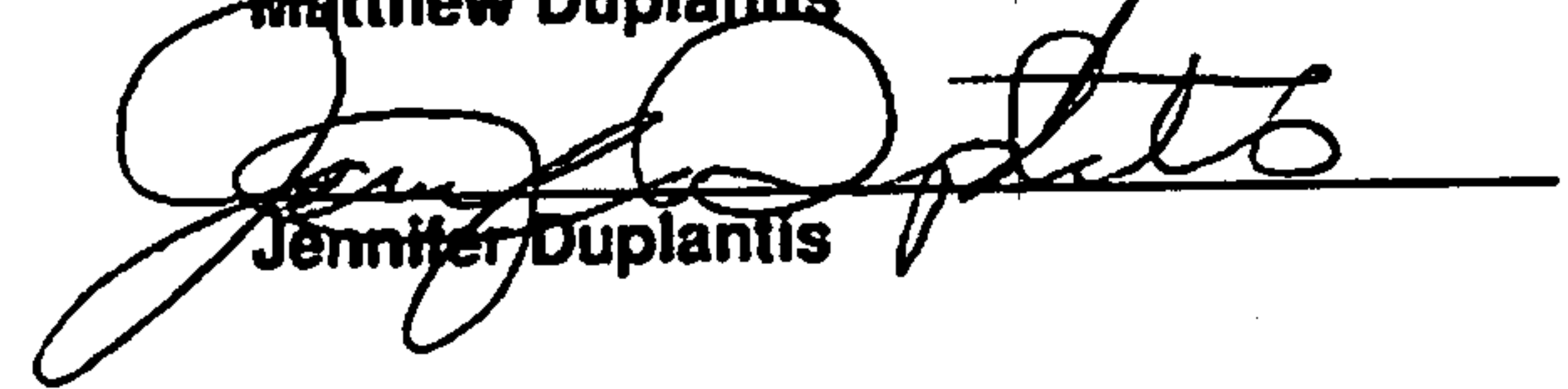
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

Shelby County, AL 06/13/2014
State of Alabama
Deed Tax: \$72.50

06/13/2014 10:29:18 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 12, 2014.

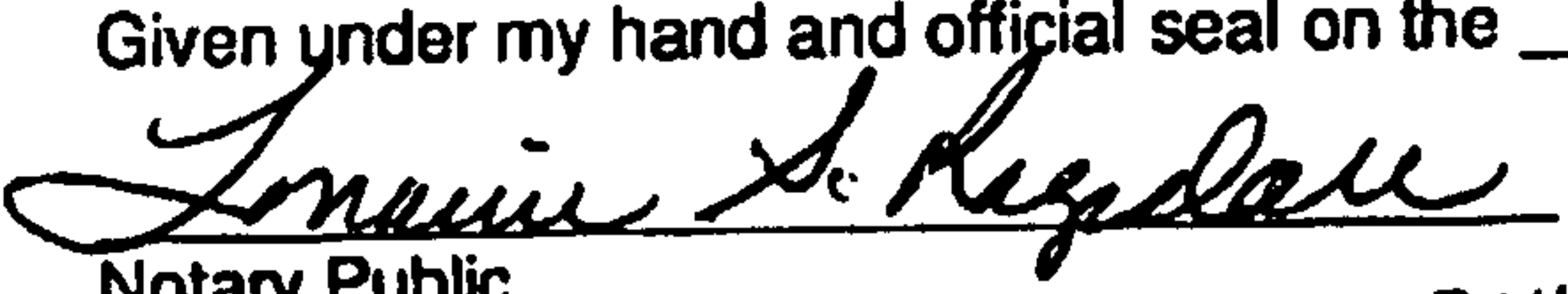

Matthew Duplantis


Jennifer Duplantis

STATE OF Louisiana)
Bossier COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Duplantis and Jennifer Duplantis, 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 on the day same bears date.

Given under my hand and official seal on the 11th day of June, 2014.


Notary Public

Commission Expires: December 31, 2014

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
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Grantor's Name	Matthew Duplantis and Jennifer Duplantis	Grantee's Name	John W. Fuller and Denise D. Fuller
Mailing Address	1436 Ballantrae Club Drive Pelham, AL 35124	Mailing Address	260 Brentwood Drive Alabaster, AL 35007
Property Address	1436 Ballantrae Club Drive Pelham, AL 35124	Date of Sale	June 12, 2014
		Total Purchase Price	\$362,000.00
		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 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 - Matthew Duplantis and Jennifer Duplantis, 1436 Ballantrae Club Drive,
Pelham, AL 35124.

Grantee's name and mailing address - John W. Fuller and Denise D. Fuller, 260 Brentwood Drive, Alabaster, AL
35007.

Property address - 1436 Ballantrae Club Drive, Pelham, AL 35124

Date of Sale - June 12, 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.

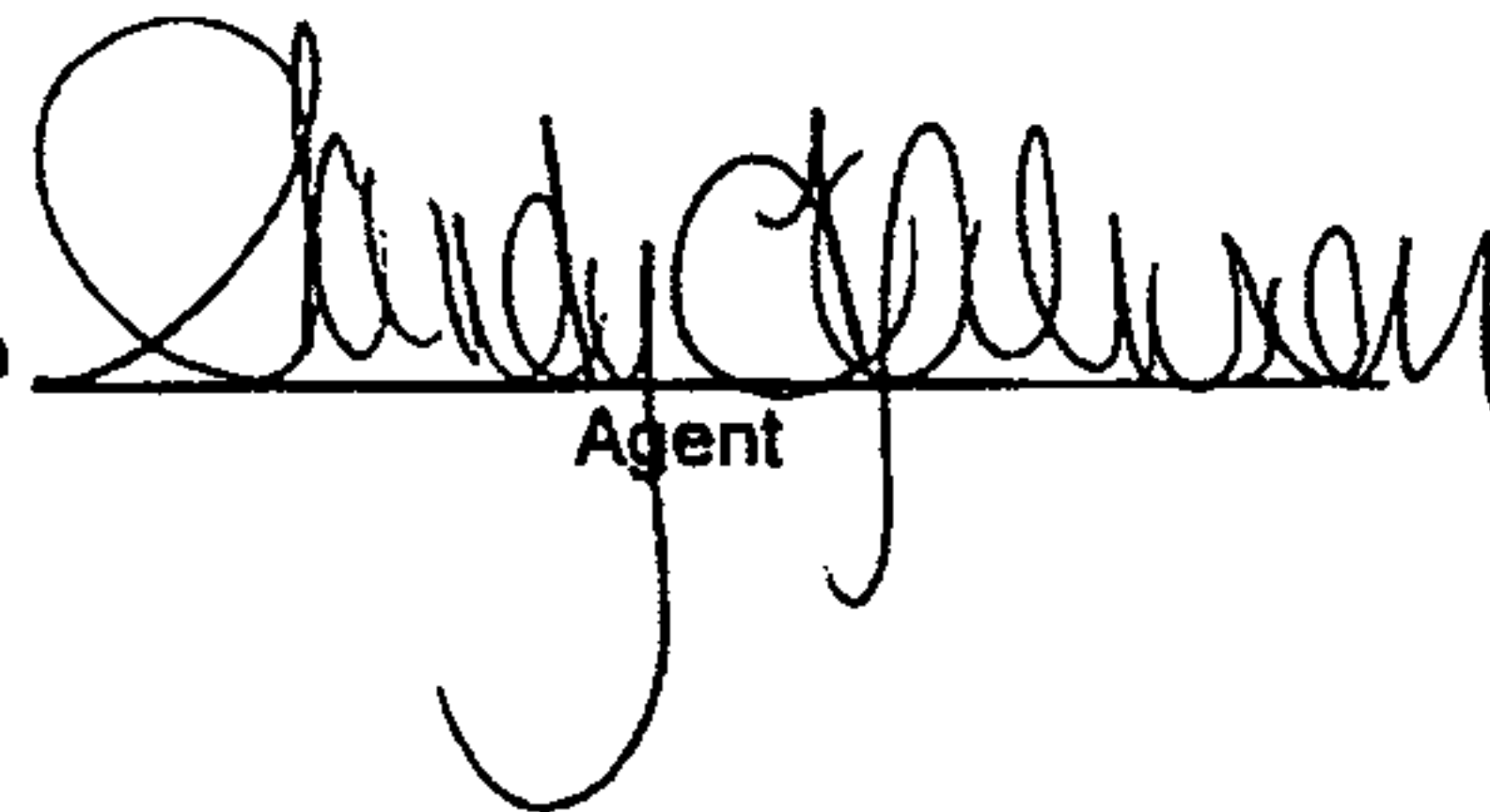
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 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: June 12, 2014

Sign


Agent


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