

**This instrument prepared by:**  
Christa C. Ketchum  
Law Office of Christa C. Ketchum, LLC  
1220 Alford Avenue  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**  
John Fey and Alejandrina Herrera Fey  
3120 Brook Highland Drive  
Birmingham, AL 35242

**WARRANTY DEED**

  
20140619000186580 1/2 \$57.00  
Shelby Cnty Judge of Probate, AL  
06/19/2014 01:58:33 PM FILED/CERT

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Four Hundred Eighty-Nine Thousand Five Hundred And No/100 Dollars (\$489,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Janet Waddy Rogers and William R. Rogers III**, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **John Fey and Alejandrina Herrera Fey** (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 807, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 1st Phase, as recorded in Map Book 16, page 76, 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.

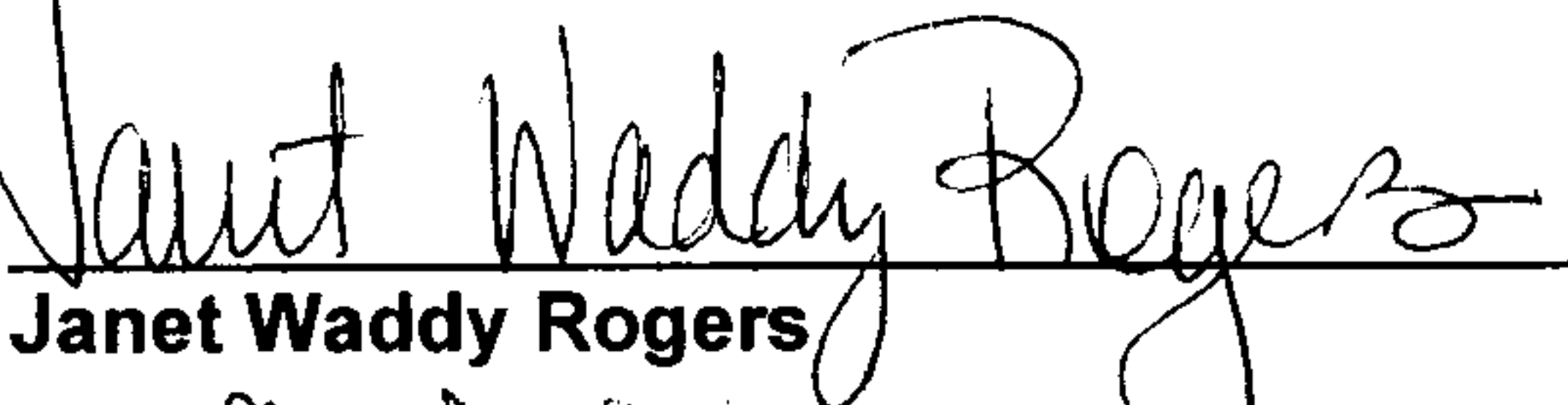
Three Hundred Ninety-One Thousand Six Hundred And No/100 Dollars (\$391,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Fifty-Eight Thousand And No/100 Dollars (\$58,000.00) 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.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 16, 2014.

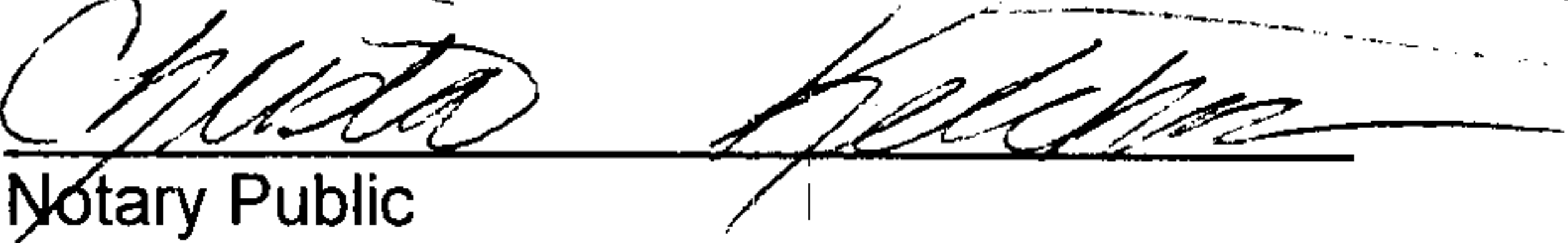
  
**Janet Waddy Rogers**  
  
**William R. Rogers III**

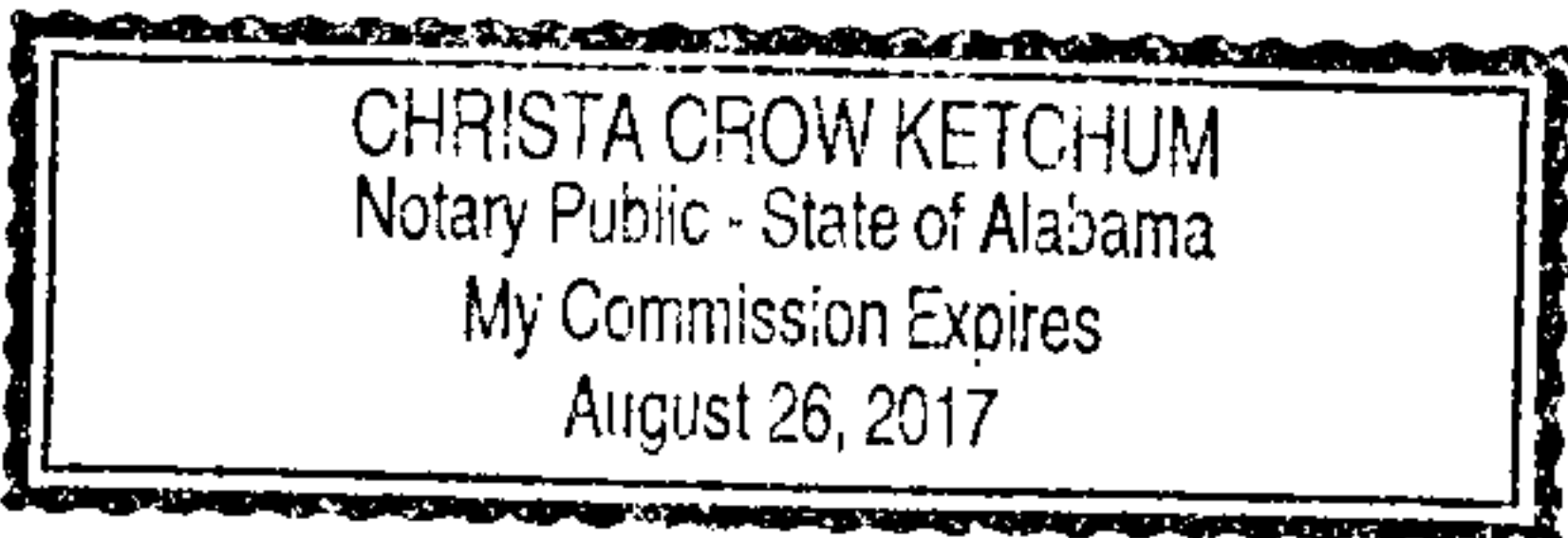
Shelby County, AL 06/19/2014  
State of Alabama  
Deed Tax: \$40.00

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Janet Waddy Rogers and William R. Rogers III, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 16th day of April, 2014.

  
Notary Public

  
CHRISTA CROW KETCHUM  
Notary Public - State of Alabama  
My Commission Expires  
August 26, 2017



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

|                  |                                                   |                         |                                      |
|------------------|---------------------------------------------------|-------------------------|--------------------------------------|
| Grantor's Name   | Janet Waddy Rogers                                | Grantee's Name          | John Fey and Alejandrina Herrera Fey |
| Mailing Address  | 3120 Brook Highland Drive<br>Birmingham, AL 35242 | Mailing Address         | _____<br>_____                       |
| Property Address | 3120 Brook Highland Drive<br>Birmingham, AL 35242 | Date of Sale            | April 16, 2014                       |
|                  |                                                   | Total Purchase Price    | \$489,500.00                         |
|                  |                                                   | 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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | Other: _____                       |
| <input type="checkbox"/> 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 - Janet Waddy Rogers, 3120 Brook Highland Drive, Birmingham, AL 35242.

Grantee's name and mailing address - John Fey and Alejandrina Herrera Fey, , .

Property address - 3120 Brook Highland Drive, Birmingham, AL 35242

Date of Sale - April 16, 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: April 16, 2014

Sign   
Agent

  
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