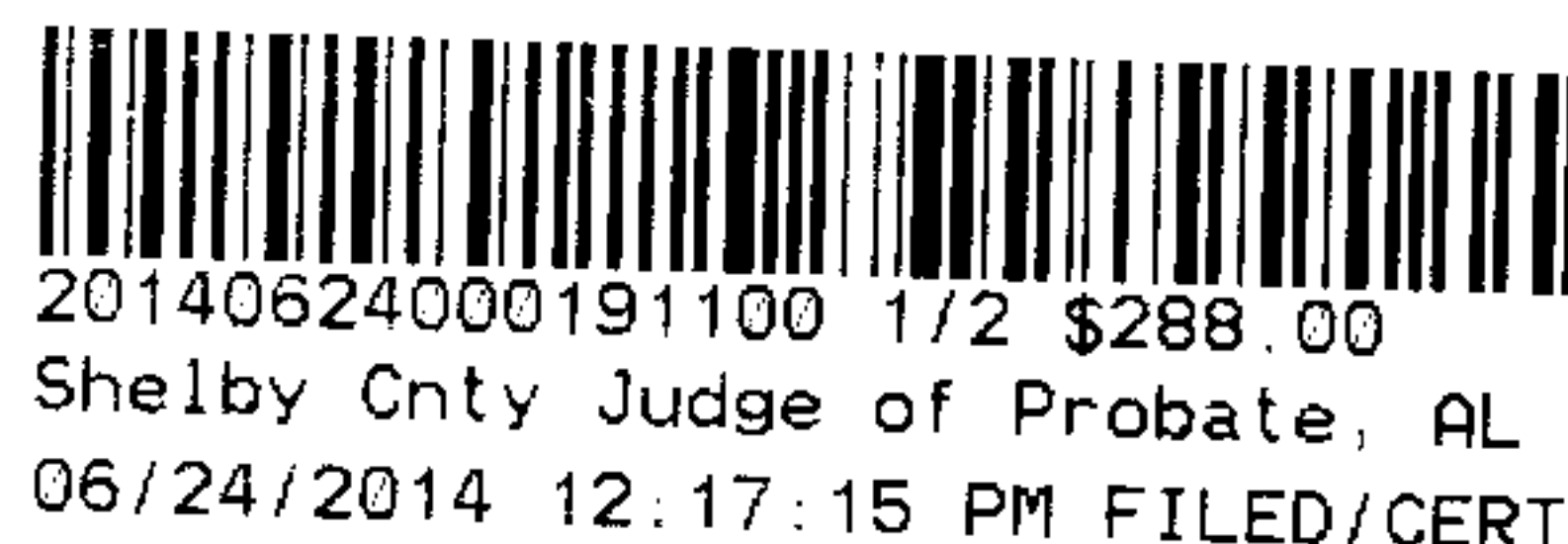


This instrument was prepared by
Name Larry L. Halcomb, Attorney
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Name Bryan N. McGuffey
Lynn I. McGuffey
Address 1227 Country Club Circle
Hoover, Alabama 35224



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two hundred seventy one thousand and no/100 DOLLARS (\$271,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Ruth Williams O'Barr, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bryan N. McGuffey and Lynn L. McGuffey

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 52, according to the Map and Survey of Third Addition Riverchase Country Club Residential Subdivision, as recorded in Map 7, Page 53 in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and Mining rights excepted.

Subject to taxes for 2014.

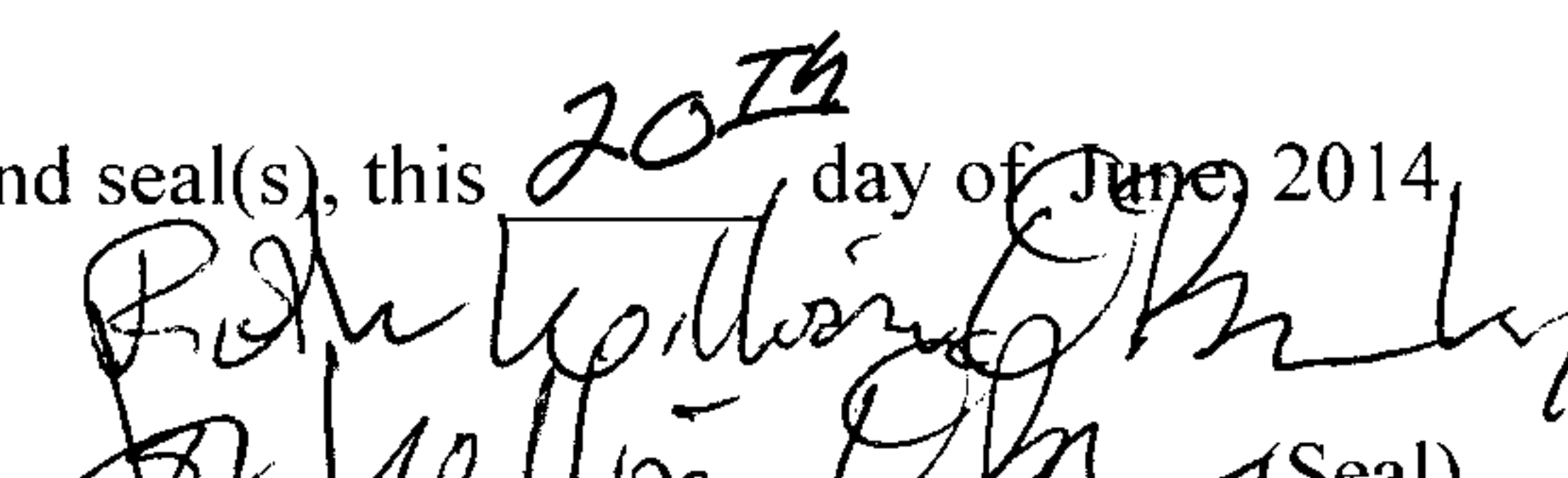
Subject to easements, restrictions, covenants, Declaration of Protective Covenants, easements, charges and liens for Riverchase, agreement with Alabama Power Company and all matters shown on Plat, of record.

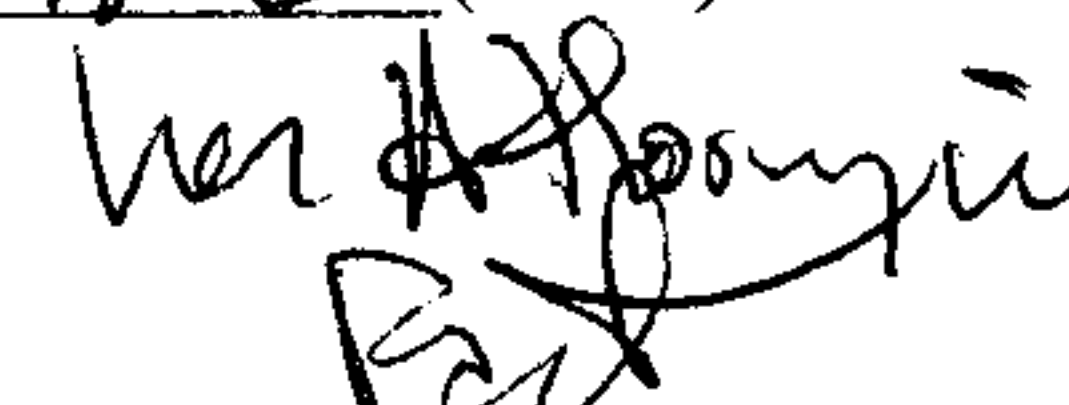
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of June, 2014.

(Seal)


Ruth Williams O'Barr
BY: Jon Williams O'Barr,
her Attorney in Fact

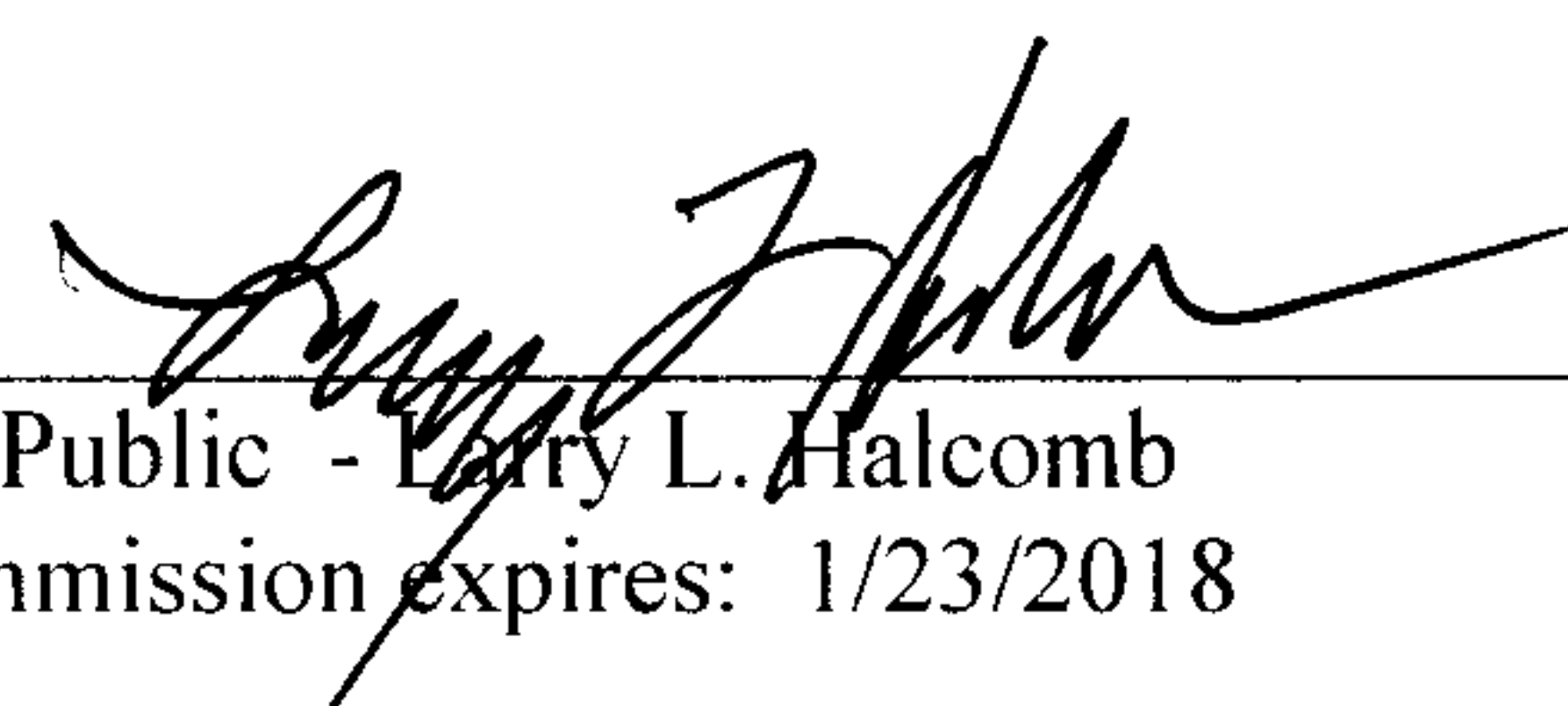

her Attorney in Fact

STATE OF Alabama }
Jefferson COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Jon Williams O'Barr**, 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 she executed the same voluntarily, in his capacity as Attorney in Fact for Ruth Williams O'Barr, said Power of Attorney recorded in Instrument No. 20090720000278890, Probate Office of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal this 20th day of June A.D., 2014.

Shelby County, AL 06/24/2014
State of Alabama
Deed Tax: \$271.00


Notary Public - Larry L. Halcomb
My commission expires: 1/23/2018

REAL ESTATE SALES VALIDATION FORM


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

Grantor's Name	Ruth Williams O'Barr	Grantee's Name	Bryan N. Meguffey Lynn L. Meguffey
Mailing Address	1227 Country Club Circle Hoover, Alabama 35224	Mailing Address	1227 Country Club Circle Hoover, Alabama 35224
Property Address	1227 Country Club Circle Hoover, Alabama 35224	Date of Sale	June 20, 2014
		Total Purchase Price	\$271,000.00
		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


20140624000191100 2/2 \$288.00
Shelby Cnty Judge of Probate, AL
06/24/2014 12:17:15 PM FILED/CERT

If the conveyance document presented for recordation contains all the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address – provide 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 to the property was conveyed.

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.

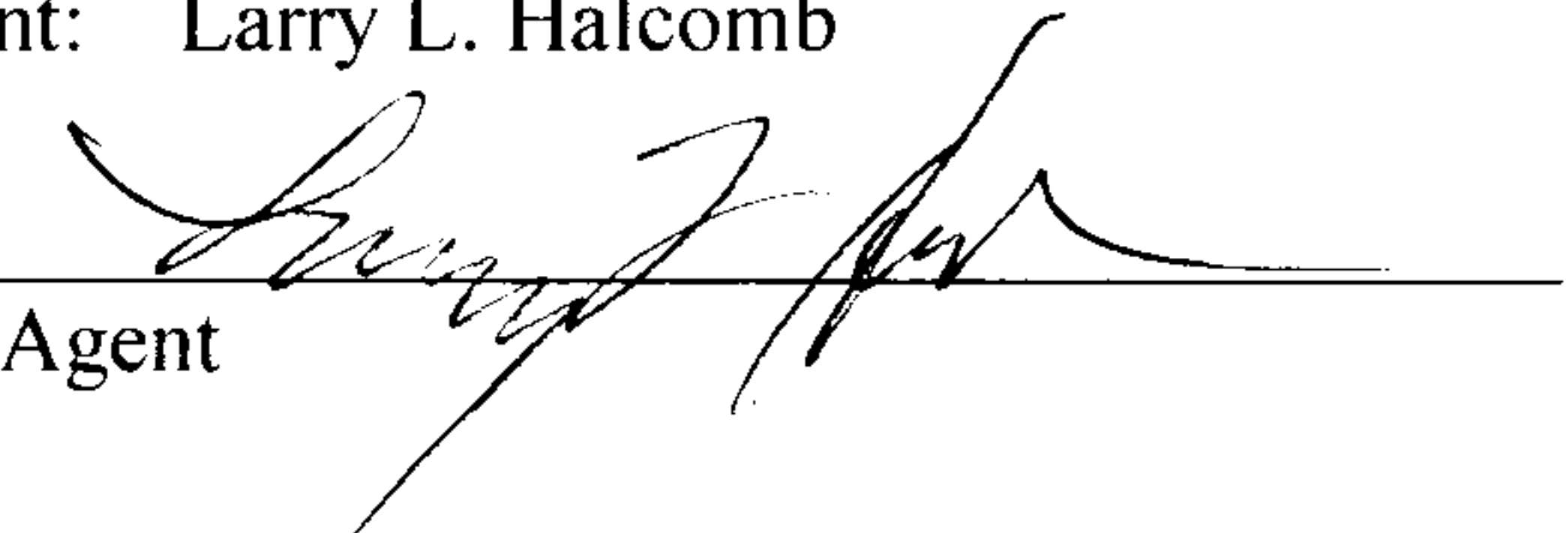
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 20, 2014

Print: Larry L. Halcomb

____ Unattested _____
(Verified by)

Sign : 
Agent