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Shelby

20140630000197670 1/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
06/30/2014 12:14:29 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Jesse David Creech  
Lindsay Lloyd Creech  
179 Whisenhunt Lane  
Chelsea, AL 35043

Source of title Deed Book 2004 page 8780

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy eight thousand and 00/100 (\$178,000.00) Dollars (of which amount \$142,400.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Susan Malon, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Jesse David Creech and Lindsay Lloyd Creech, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto for legal description.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 13, 2014.

Susan Malon (SEAL)  
Susan Malon

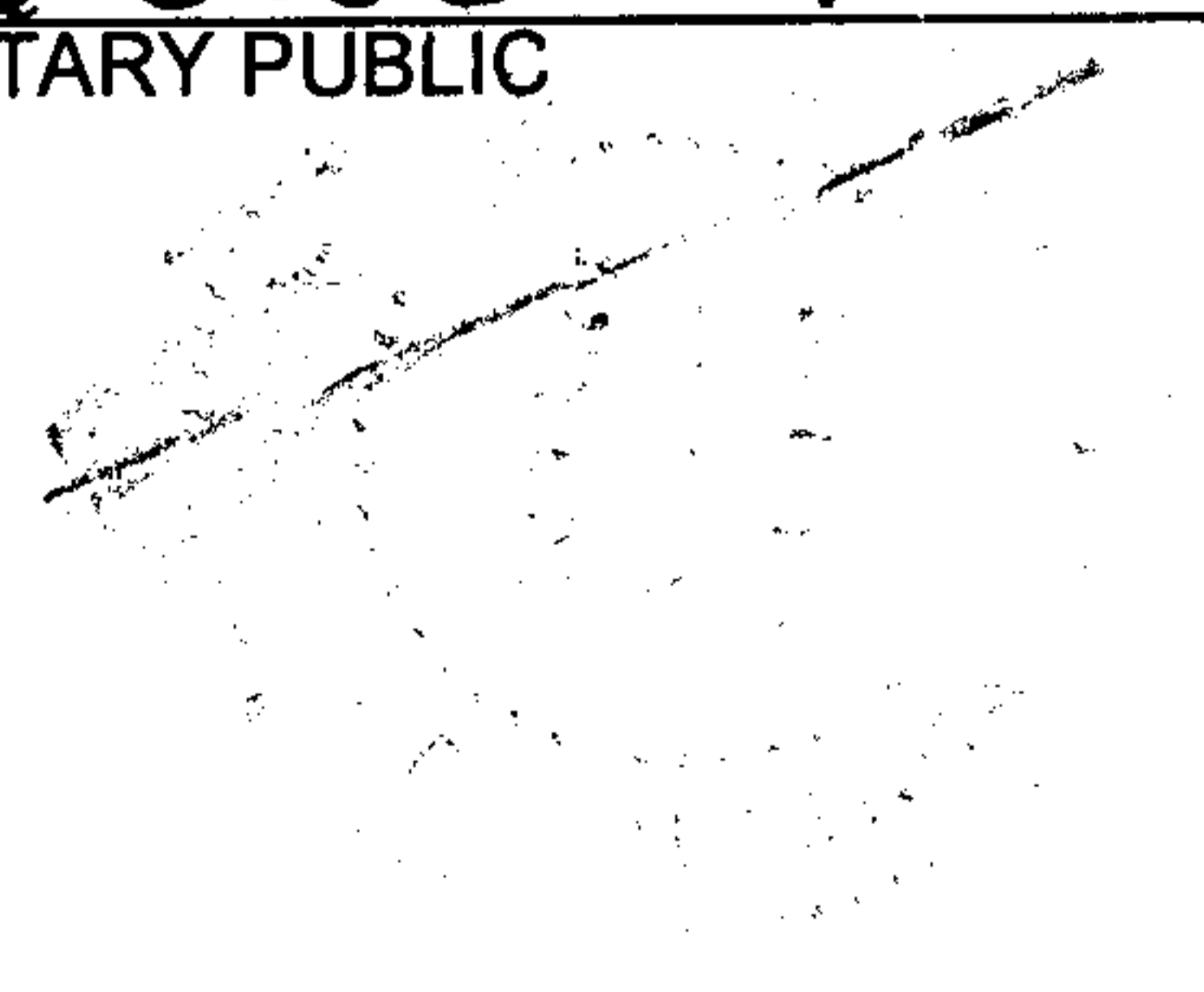
\_\_\_\_\_(SEAL)

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Malon, a single woman, 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 on the day the same bears date. Given under my hand and official seal on June 13, 2014.

My commission expires: JAN 17 2018

Julie Crossier  
NOTARY PUBLIC



**EXHIBIT A  
PROPERTY DESCRIPTION**

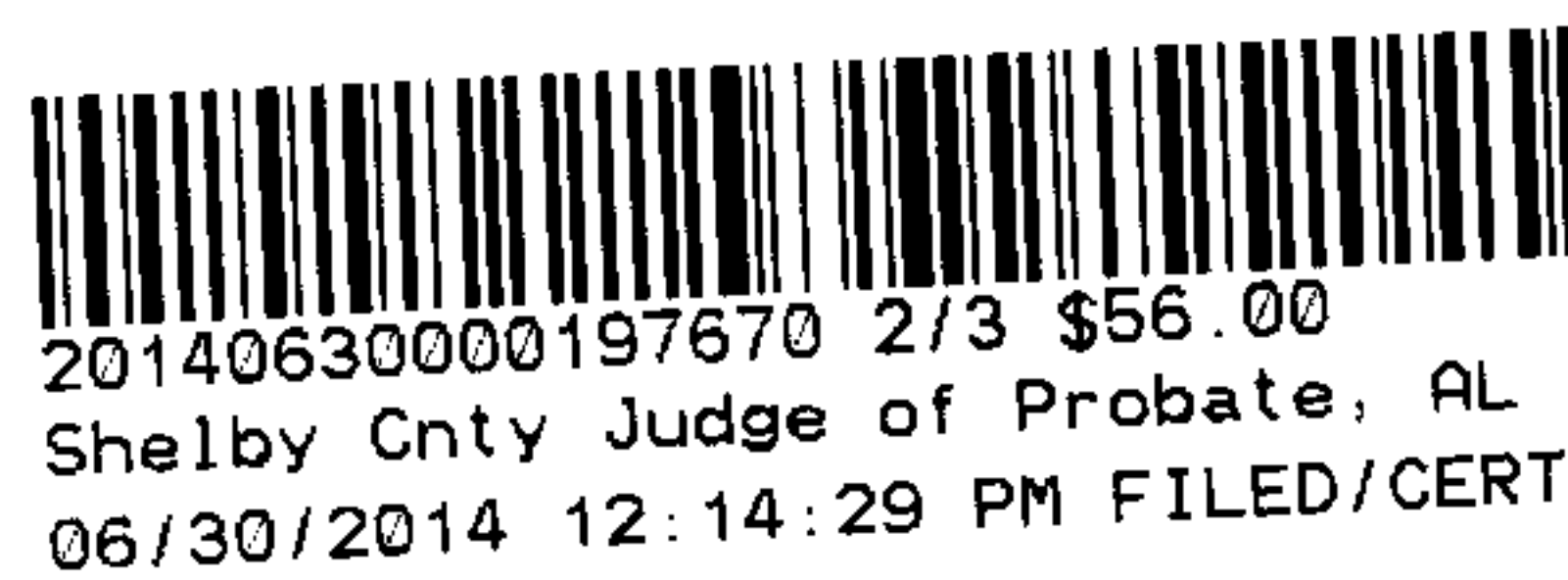
The land referred to in this Commitment is described as follows:

Commence at a found liter knot, same being the Northwest corner of the NE 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the West line of said 1/4-1/4 for 1001.49 feet to a point; thence left 90 degrees for 69.93 feet to a found 1 1/4 inch solid bar and the Point of Beginning of the property herein described: thence right 91 degrees 05 minutes 30 seconds for 309.56 feet to a found 3/4 inch square bar; thence left 88 degrees 53 minutes 30 seconds for 807 feet (+/-) to the centerline of Yellow Leaf Creek; thence run in a generally Northwest direction along said centerline for 1038 feet (+/-) to a point on the original Valerie R. Cooper line; thence run Southwesterly along said Cooper line for 605 feet (+/-) to the Point of Beginning. Said property lies entirely in the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama.

ALSO, A PERPETUAL EASEMENT DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West; thence run Southerly along the West line of said 1/4-1/4 a distance of 264.81 feet to an iron pin on the South edge of a Shelby County gravel road; thence Southeasterly along the South edge of said road for 90 feet, more or less, to the corner of an old fence; thence Southerly along said old fence line for 675 feet, more or less, to the Northwest corner of subject property. Said easement to follow the old fence line and is a uniform width of 30 feet.

Also attached to the real property described above is a Mobile Home (2004 Waverley, Model WB328016, Serial No.s 17L08703X and 17L08703U) permanently affixed to said real property.



Real Estate Sales Validation Form

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

Grantor's Name SUSAN MALON  
Mailing Address 179 Whisenhunt LN  
Chelsea, AL 35043

Grantee's Name Jesse David Creech  
Lindsay Lloyd Creech  
Mailing Address 179 Whisenhunt Ln.  
AB Chelsea AL 35043  
5708 Union Church Rd  
Braselton, GA 30517

Property Address 179 Whisenhunt Lane  
Chelsea, AL  
35043

Date of Sale 6-13-14

Total Purchase Price \$ 178,000

or  
Actual Value \$

or  
Assessor's Market Value \$



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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 - 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 6-13-14

Print SUSAN MALON

Unattested

Sign

(verified by)

Susan Malon  
(Grantor/Grantee/Owner/Agent) circle one