

08/04/2014 10:55:10 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney 2635 Valleydale Road, Suite 200 Birmingham, Alabama 35244

DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Robert A. Jackson and Deborah T. Jackson 185 Oaklyn Hills Drive Chelsea, Alabama 35043

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA **COUNTY OF SHELBY**

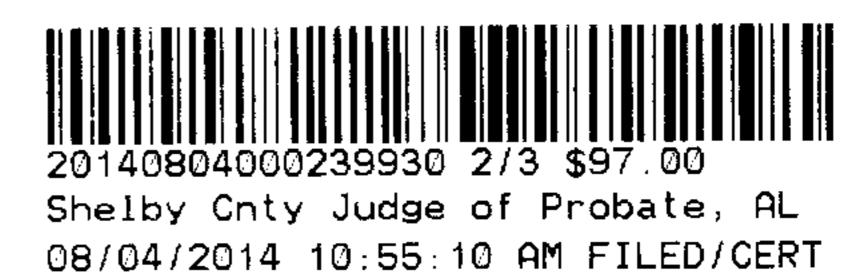
KNOW ALL MEN BY THESE PRESENTS,

On this July 31, 2014, That for and in consideration of TWO HUNDRED SIXTY FOUR THOUSAND AND No/100 (\$264,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned JEFFREY D. GLOVER and CANDICE R. GLOVER, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ROBERT A. JACKSON and DEBORAH T. JACKSON, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the followingdescribed Real Estate situated in, SHELBY COUNTY, ALABAMA, to wit:

Lot 137, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
- 2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
- Mineral and mining rights not owned by Grantors.
- Any applicable zoning ordinances.
- Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
- 6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book, Page.
- Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 229, Page 492, and Deed Book 39, Page 469.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 165, Page 105.
- 9. Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T" Page 655.
- 10. Timber sale agreement by and between Double Mountain LLC and International Paper Company dated November 11, 1994 as set out by Inst. No. 1995-2626.



- 11. Ingress and egress in connection with the cutting and removing timber as provided for under code Section 35-4-361 Code of Alabama 1975.
- 12. Oaklyn Hills General Covenants, Restrictions and Easements as recorded in Instrument Number 1998-27389 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 31, 2014.

GRANTORS:

Jeffrey D. Glover

Candice R. Glover

STATE OF ALABAMA COUNTY OF SHELBY

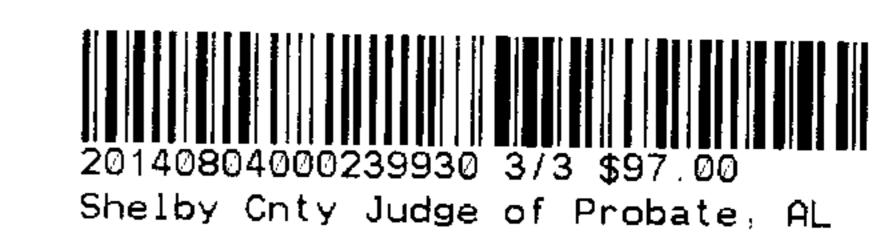
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jeffrey D. Glover and Candice R. Glover, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jeffrey D. Glover and Candice R. Glover each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 31, 2014.

C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]



08/04/2014 10:55:10 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Jeffrey D. Glover Candice R. Glover 185 Oaklyn Hills Drive Chelsea, Alabama 35043	Grantee's Name Mailing Address	Robert A. Jackson Deborah T. Jackson 185 Oaklyn Hills Drive Chelsea, Alabama 35043
Property Address	185 Oaklyn Hills Drive Chelsea, Alabama 35043	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 264,000.00 \$
evidence: (check of Bill of Sale Sales Contract Closing Stater	nent	entary evidence is not required Appraisal Other	
		Instructions	
	d mailing address - provide t ir current mailing address.	ne name of the person or pe	ersons conveying interest
Grantee's name and to property is being	d mailing address - provide to conveyed.	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
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.			
conveyed by the ins	property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced by a	, both real and personal, being a appraisal conducted by a
excluding current us responsibility of value	ed and the value must be deservaluation, of the property uing property for property tax (Alabama 1975 § 40-22-1 (A	as determined by the local of purposes will be used and	ate of fair market value, official charged with the the taxpayer will be penalized
accurate. I further u	of my knowledge and belief inderstand that any false standard in Code of Alabama 197	tements claimed on this forn	ed in this document is true and nay result in the imposition
Date		Print C. Ryan Sparks	
Unattested		Sign	
	(verified by)		e/Owner/Agent) circle one Form RT-1