

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20141661

Send Tax Notice To:
Charles L. Rectenwald Belinda R.
Feagin
243 Meadow Croft Circle
Birmingham, AL 35242

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20140813000252910 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/13/2014 12:36:59 PM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Eight Thousand Five Hundred Dollars and No Cents (\$158,500.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Gloria S. Kircus, a single woman** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Charles L. Rectenwald and Belinda R. Feagin** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Meadow Brook Townhomes, Phase II, 1st Sector, as recorded in Map Book 12, Page 41, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

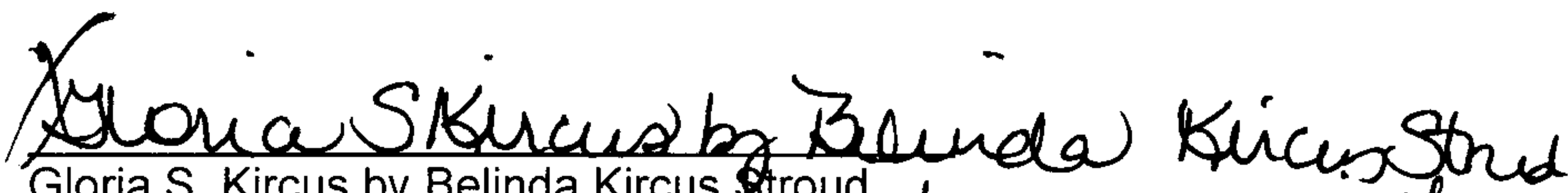
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$158,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

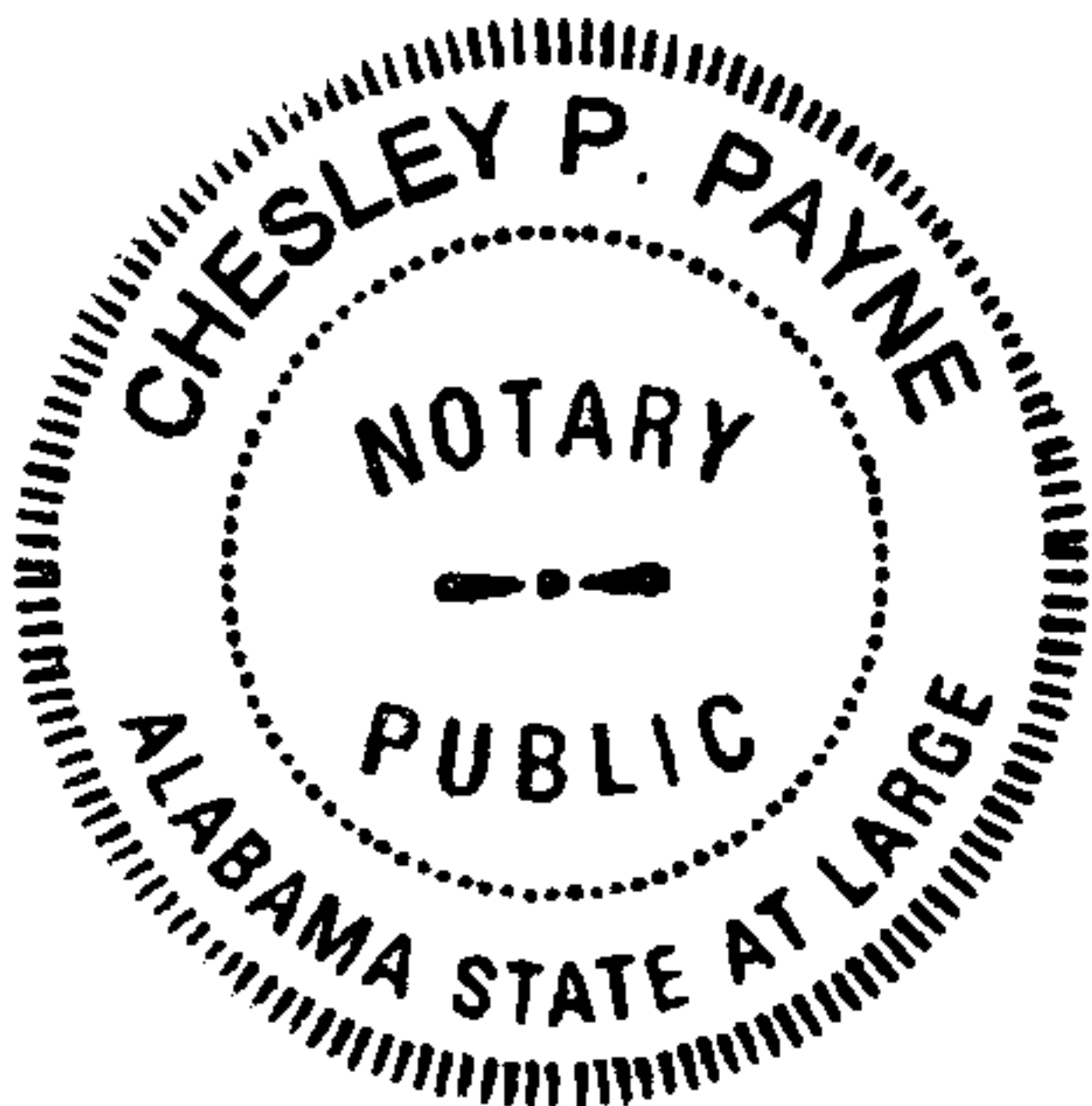
IN WITNESS WHEREOF, I have set my hand and seal, this the 29th day of July, 2014.

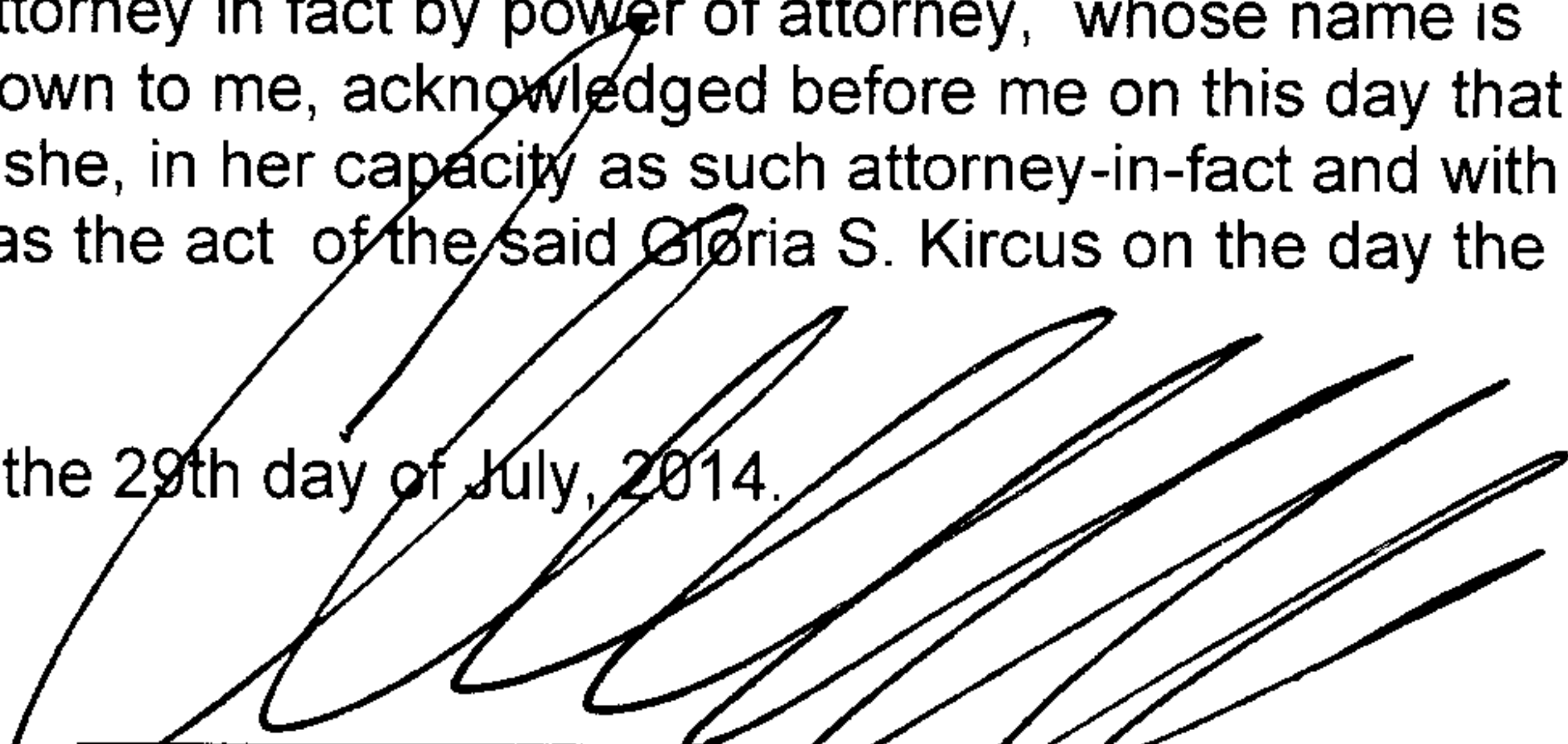

Gloria S. Kircus by Belinda Kircus Stroud
her attorney in fact

State of Alabama
County of Jefferson

I, Chesley P. Payne, a Notary Public, in and for said County in said State, hereby certify that Gloria S. Kircus by Belinda Kircus Stroud her attorney in fact by power of attorney, 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 said conveyance, she, in her capacity as such attorney-in-fact and with full authority executed the same voluntarily for and as the act of the said Gloria S. Kircus on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2014.




Notary Public: Chesley P. Payne
My Commission Expires: August 02, 2015

Real Estate Sales Validation Form

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

Grantor's Name Gloria S. Kircus

Grantee's Name Charles L. Rectenwald
Belinda R. Feagin

Mailing Address 243 Meadow Craft Circle
Birmingham, AL 35242

Mailing Address 243 Meadow Craft Circle
Birmingham, AL 35242

Property Address 243 Meadow Craft Circle
Birmingham, AL 35242

Date of Sale July 29, 2014
Total Purchase Price \$158,500.00

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)

☐ 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 of 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).

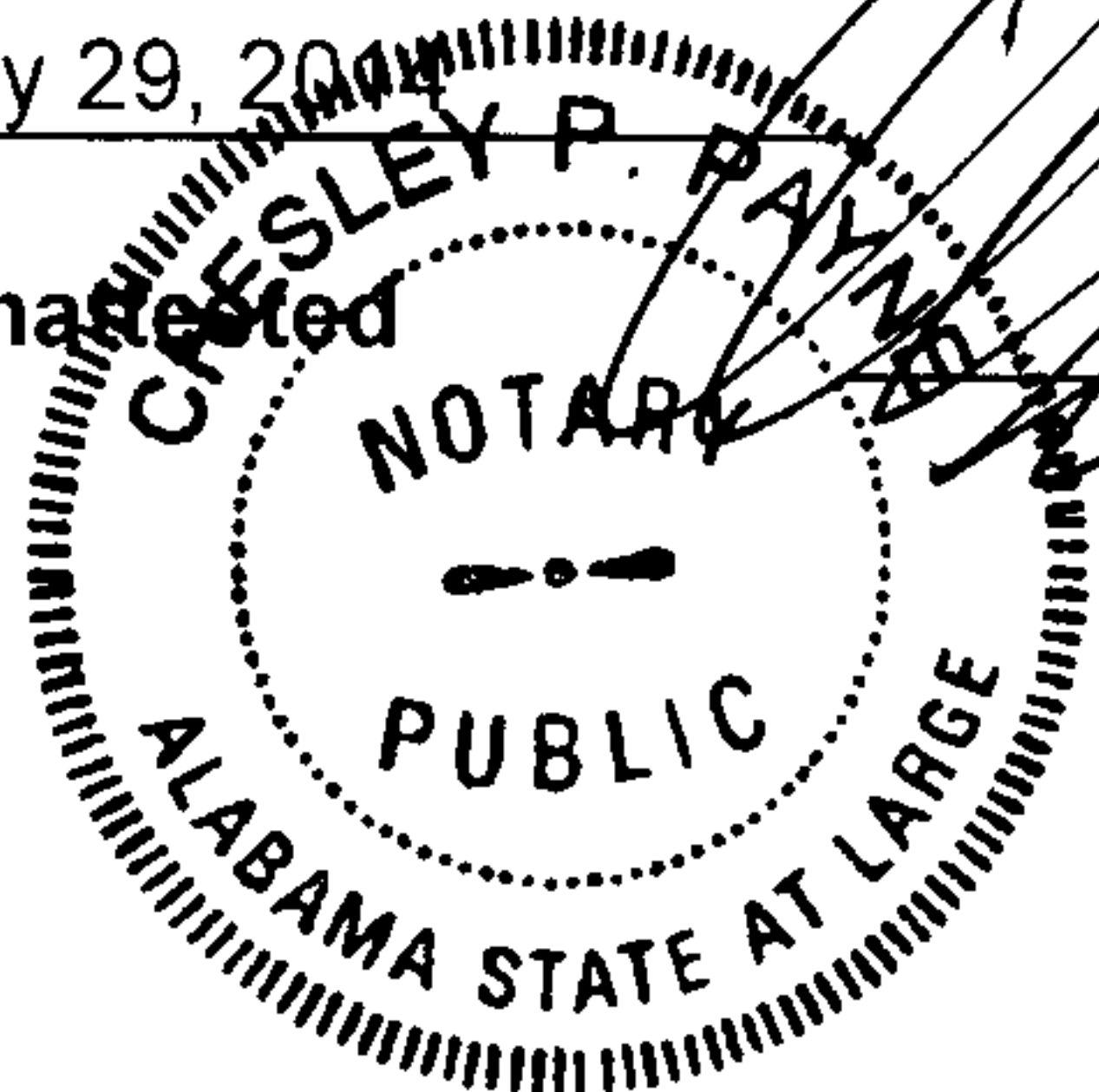
Date July 29, 2014

Print Gloria S. Kircus

Unaffiliated

Sign

Gloria S. Kircus
by Belinda Kircus Stroud
her attorney in fact



(verified by)

J. 2-15

her attorney in fact
Form RT-1