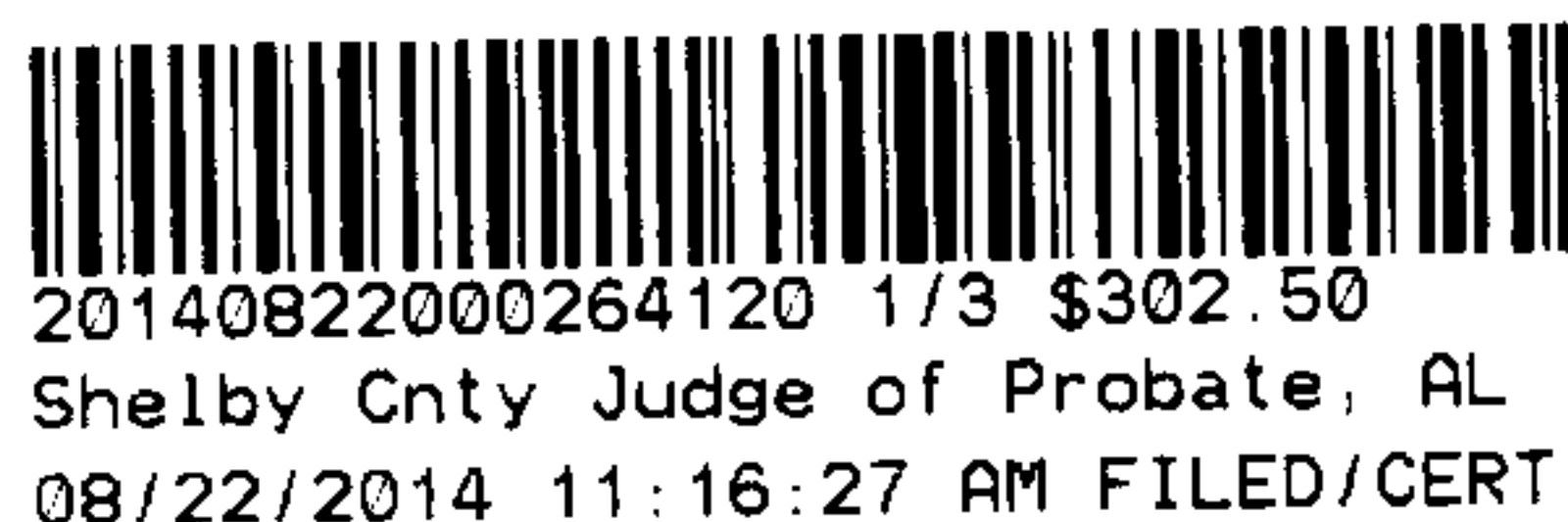


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209



Send Tax Notice To:
John J. and Robin Wesson
5236 Willow Way
Birmingham AL 35242

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty-Two Thousand Four Hundred and NO/100 Dollars (\$282,400.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

James H. Stone, III and Julie Johnson Stone, husband and wife

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

John J. Wesson and Robin Wesson

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 45, ACCORDING TO THE AMENDED MAP OF HICKORY RIDGE SUBDIVISION AS RECORDED IN MAP BOOK 11, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

*James H. Stone III is one and the same person as James Stone.
Julie Johnson Stone is one and the same person as Julie Stone.*

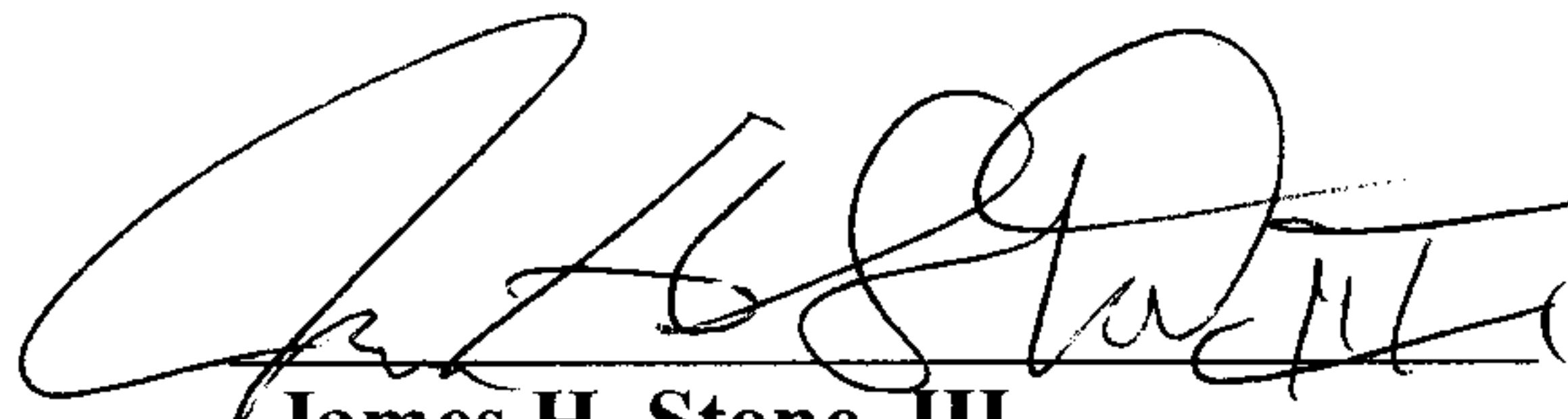
None of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

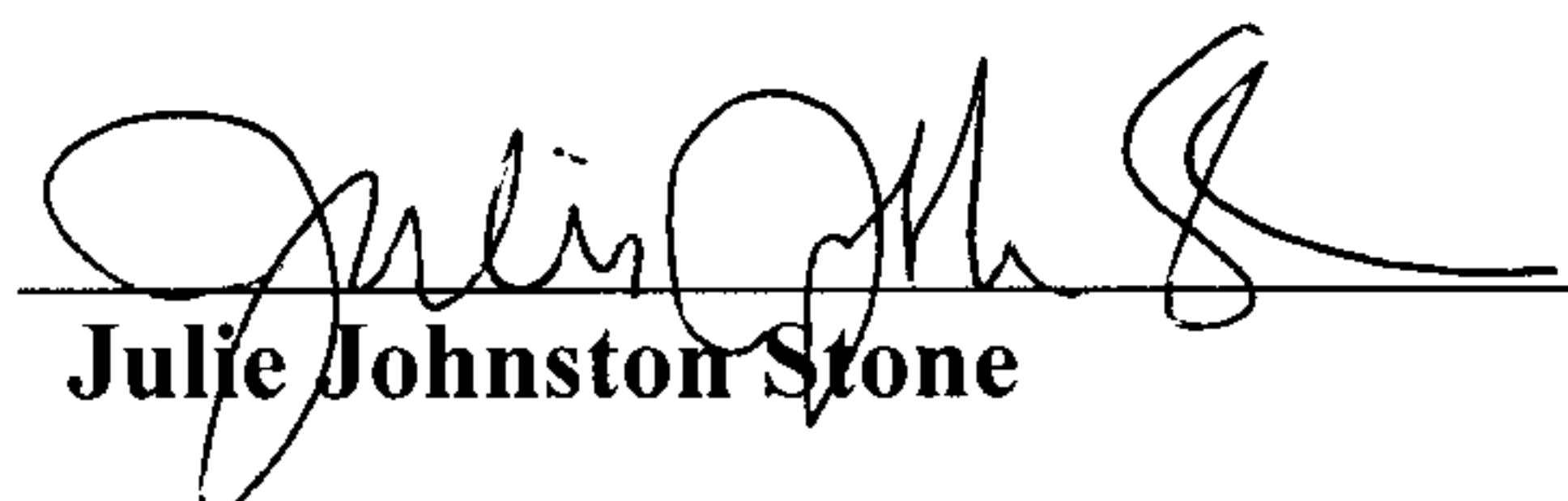
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS have hereunto set their hands and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 23rd day of June, 2014.

20140822000264120 2/3 \$302.50
Shelby Cnty Judge of Probate, AL
08/22/2014 11:16:27 AM FILED/CERT

 (SEAL)
James H. Stone, III

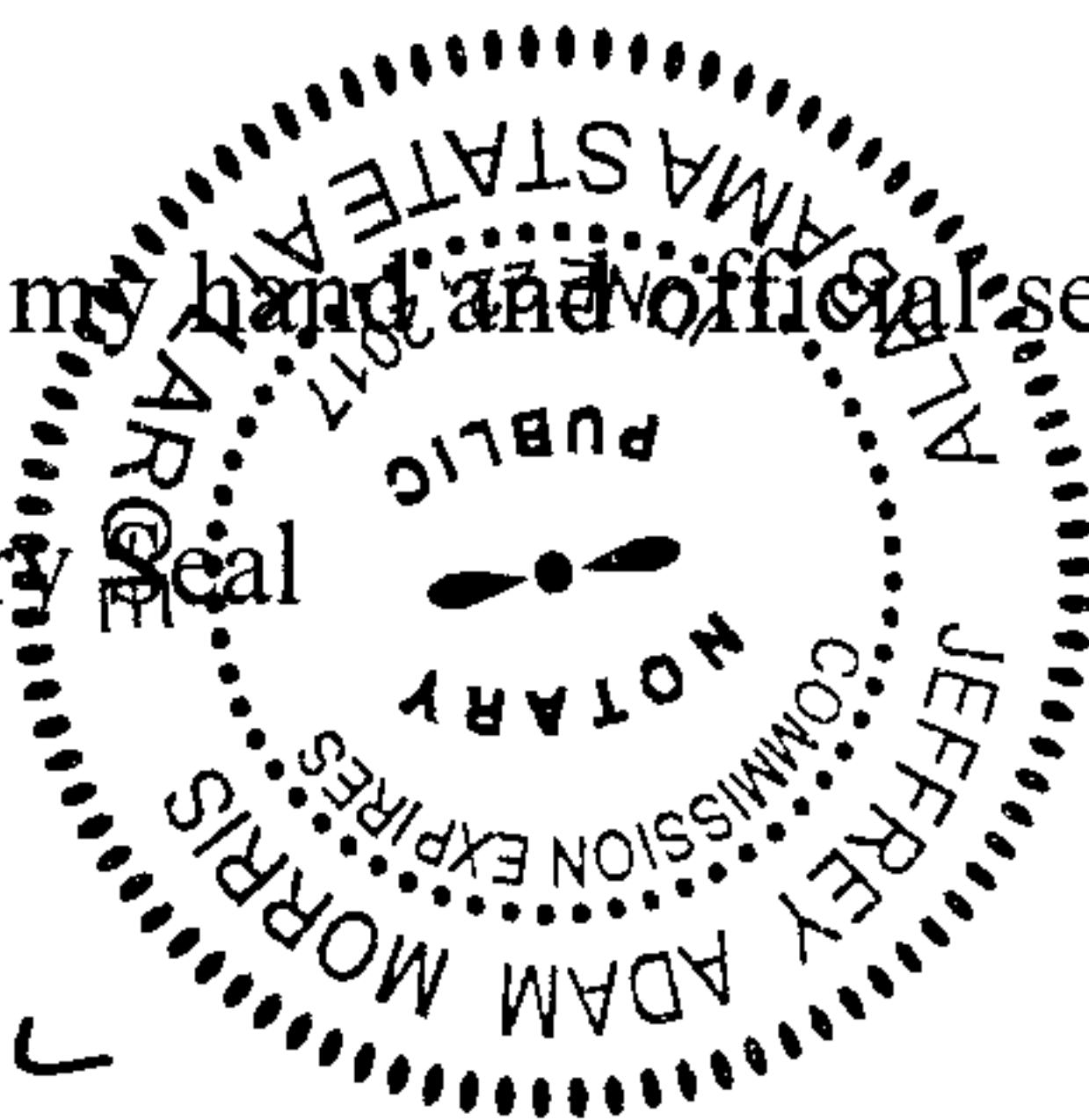
 (SEAL)
Julie Johnston Stone

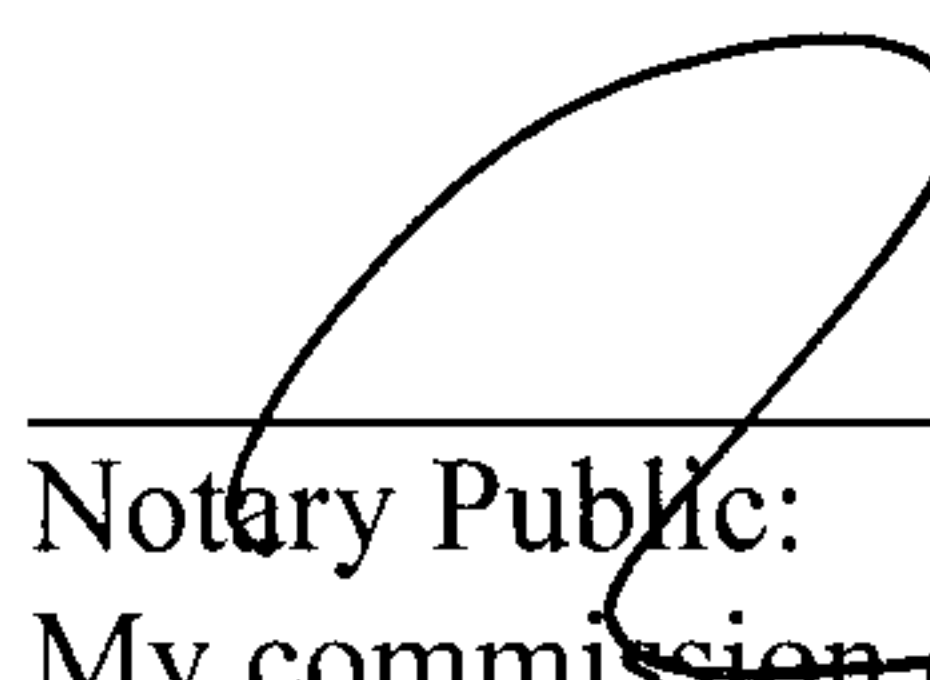
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James H. Stone, III** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2014.

Notary Seal




Notary Public:
My commission expires:

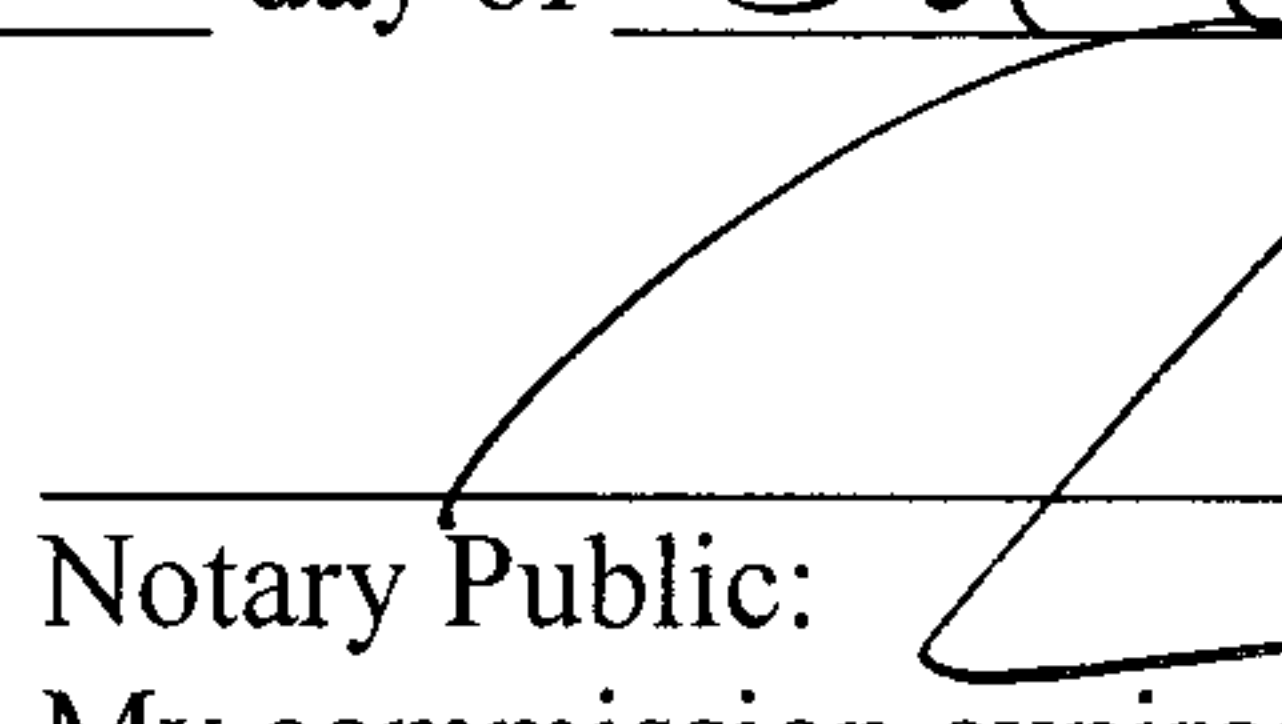
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julie Johnston Stone**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2014.

Notary Seal




Notary Public:
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name James H. Stone III
Mailing Address Julie Johnson Stone
1609 Woodfield Tr
Birmingham, AL 35242

Grantee's Name John and Robin Wessa
Mailing Address 5236 Willow Way
Birmingham AL 35242

Property Address 5236 Willow Way
Birmingham AL 35242

Date of Sale 6/23/14
Total Purchase Price \$ 282,400.00



20140822000264120 3/3 \$302.50
Shelby Cnty Judge of Probate, AL
08/22/2014 11:16:27 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 - 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 6/23/14

Print James H. Stone III Julie Johnson Stone

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1