

This instrument prepared by:  
David Ovson  
2807 Cahaba Road  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
William W. Teas, Jr. and Nancy C. Teas  
1001 Chedworth Court  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA )  
                          )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Eighty-Nine Thousand And No/100 Dollars (\$389,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Trace D. Hennesy and Stacie Lee Hennesy, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William W. Teas, Jr. and Nancy C. Teas, Husband and Wife (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1117, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Eleven Thousand Two Hundred And No/100 Dollars (\$311,200.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September 10, 2014.

Trace D. Hennesy  
Trace D. Hennesy  
Stacie Lee Hennesy  
Stacie Lee Hennesy

20140912000286750 1/2 \$95.00  
Shelby Cnty Judge of Probate, AL  
09/12/2014 10:52:24 AM FILED/CERT

Shelby County, AL 09/12/2014  
State of Alabama  
Deed Tax: \$78.00

STATE OF ALABAMA

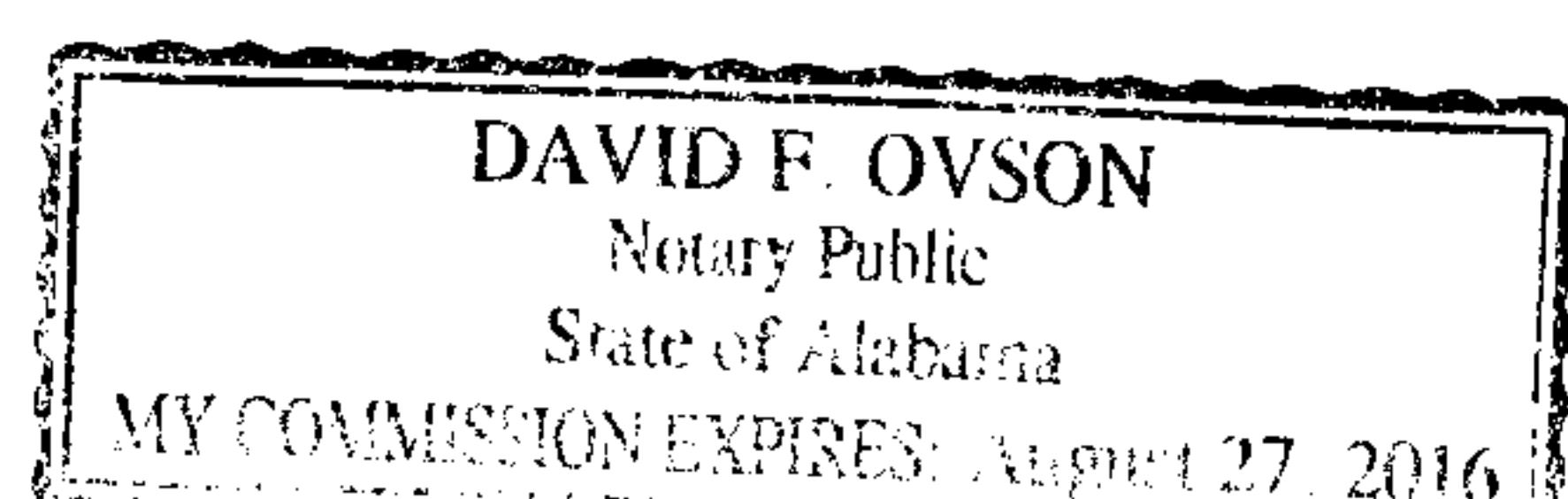
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Trace D. Hennesy and Stacie Lee Hennesy** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 10<sup>th</sup> day of September, 2014.

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    Trace D. Hennessy and Stacie Lee Hennessy    Grantee's Name    William W. Teas, Jr. and Nancy C. Teas

Mailing Address    1001 Chedworth Court  
Birmingham, AL 35242    Mailing Address    1001 Chedworth Court  
Birmingham, AL 35242

Property Address    1001 Chedworth Court  
Birmingham, AL 35242    Date of Sale    September 10, 2014  
Total Purchase Price    \$389,000.00  
or  
Actual Value    \$ \_\_\_\_\_  
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 - Trace D. Hennessy and Stacie Lee Hennessy, 1001 Chedworth Court,  
Birmingham, AL 35242.

Grantee's name and mailing address - William W. Teas, Jr. and Nancy C. Teas, 1001 Chedworth Court,  
Birmingham, AL 35242.

Property address - 1001 Chedworth Court, Birmingham, AL 35242

Date of Sale - September 10, 2014.

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: September 10, 2014

Sign \_\_\_\_\_

Agent



20140912000286750 2/2 \$95.00  
Shelby Cnty Judge of Probate, AL  
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