

THIS INSTRUMENT PREPARED BY
(WITHOUT EXAMINATION OF
TITLE):

Amy B. Nelson
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Post Office Box 830612
Birmingham, Alabama 35283-0612
(TEL) 205/716-5200

SEND TAX NOTICES TO:

The Aileen E. Spruiell Trust
c/o Laine H. Spruiell, Trustee
110 Ashlan Circle
Boaz, AL 35957

STATE OF ALABAMA)
: **STATUTORY WARRANTY DEED**
SHELBY COUNTY)

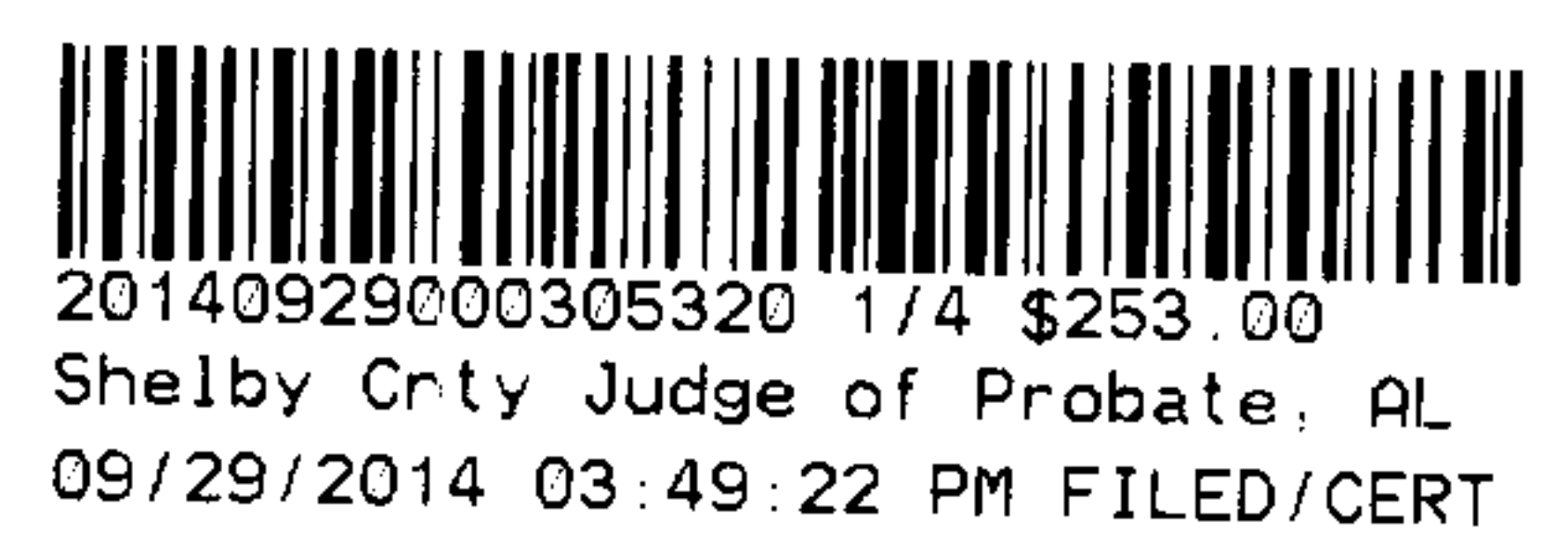
KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED THIRTY THOUSAND DOLLARS AND NO/100 (\$230,000.00), and other good and valuable consideration paid to **DAVID R. SPRUIELL and wife PHYLLIS R. SPRUIELL** ("Grantors") by **The AILEEN E. SPRUIELL TRUST, dated May 28, 1998** ("Grantee"), the receipt whereof is hereby acknowledged, Grantors, do hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the following described real estate situated in Shelby County, Alabama, *to-wit*:

LOT 57, according to survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama,

together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto including, but not limited to, all rights of drainage from such property, and all easements, licenses, benefits and rights-of-way appurtenant to such property (collectively, the real property and improvements thereon are hereinafter referred to as the "Property").

This conveyance is made and accepted expressly subject to the matters listed below, but only to the extent actually affecting the Property:

1. General and special taxes or assessments for 2014 and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantors; and
3. All other existing easements, restrictions, covenants, set-back lines, rights of ways, limitations, if any, of record.



TO HAVE AND TO HOLD the Property unto the said Grantee, and its successors and assigns, in fee simple, **FOREVER**.

Grantors shall warrant and forever defend the right, title and interest to the Property unto Grantee against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not otherwise, subject to the exceptions listed above.

The Property does constitute the homestead of Grantors.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed on this, the 29th day of September, 2014.

GRANTORS:

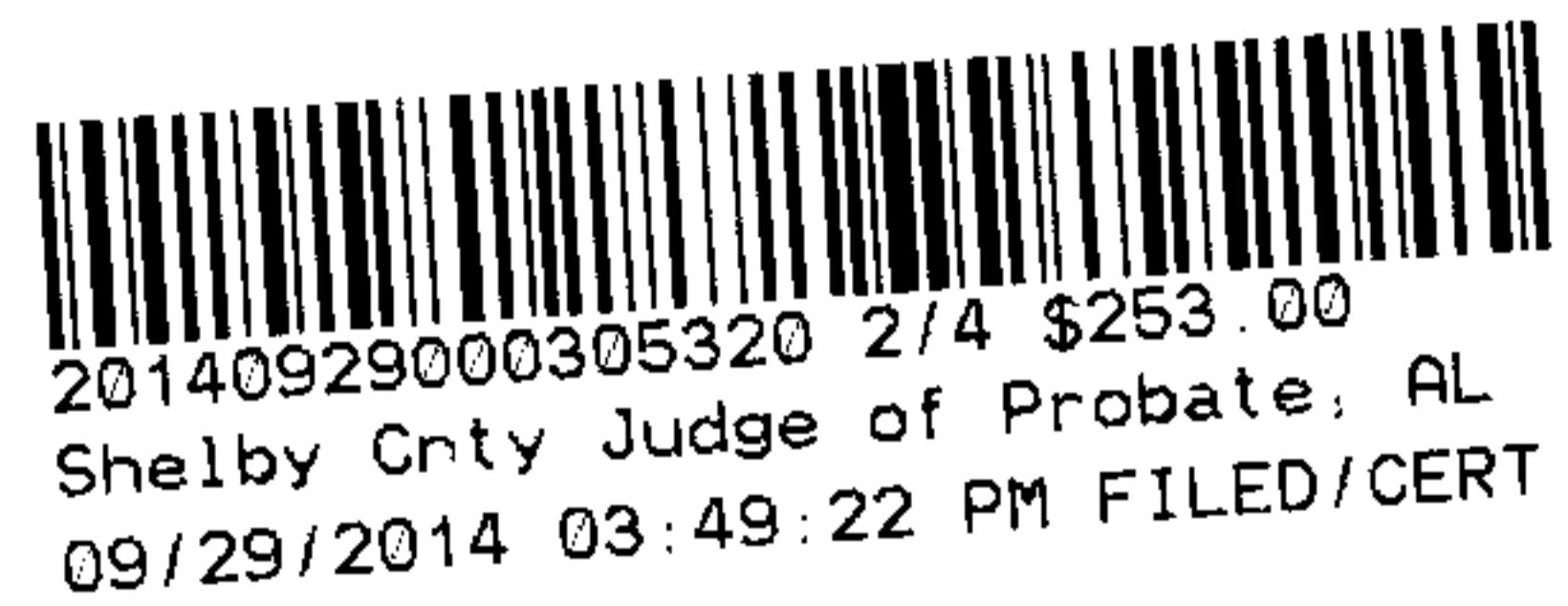


DAVID R. SPRUIELL



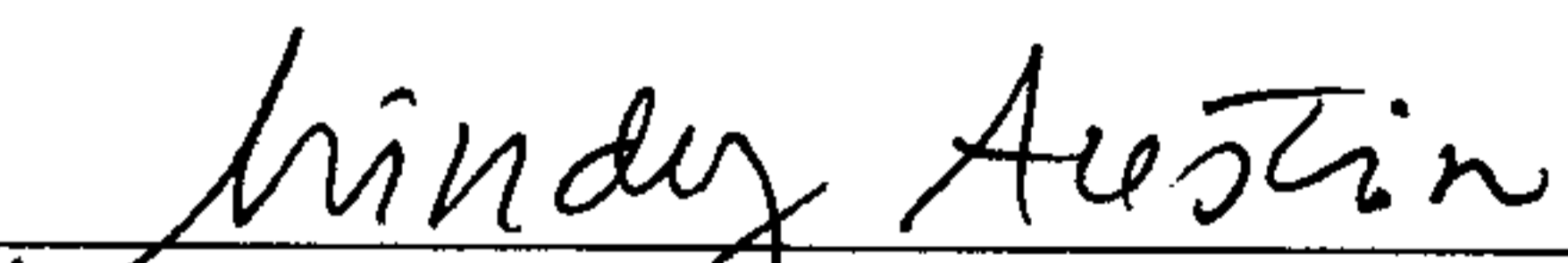
PHYLLIS R. SPRUIELL

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID R. SPRUIELL**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 29th day of September, 2014.



Notary Public

[SEAL]

My Commission Expires



STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

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

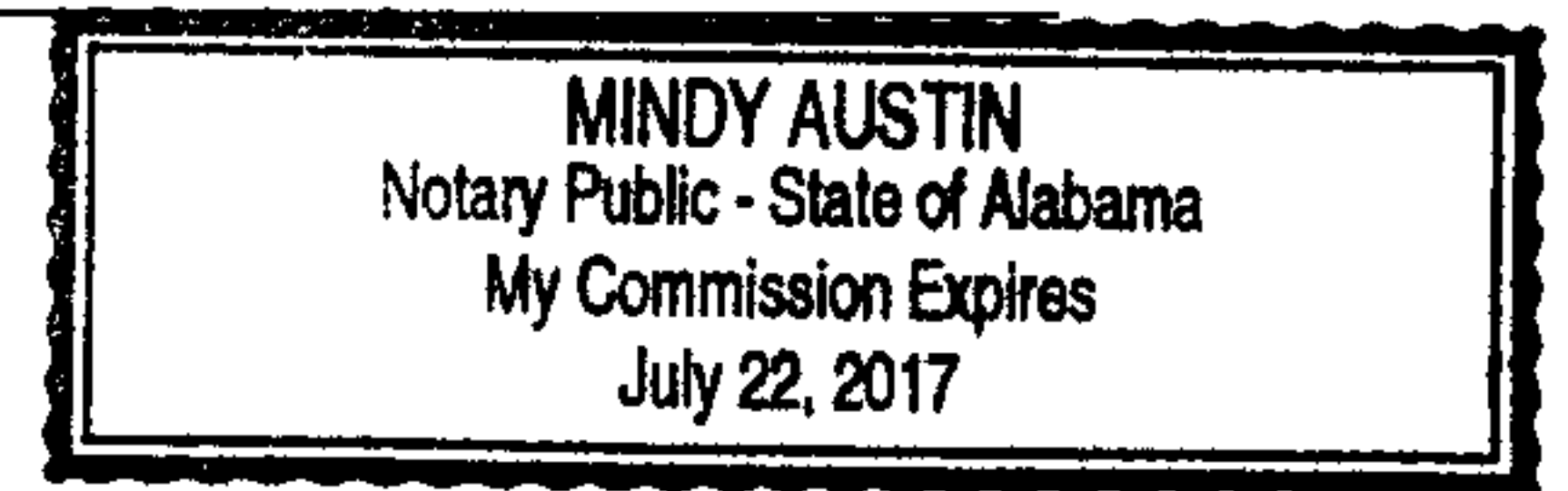
GIVEN under my hand and official seal this the 29th day of September, 2014.


Mindy Austin

Notary Public

[SEAL]

My Commission Expires: _____




20140929000305320 3/4 \$253.00
Shelby Cnty Judge of Probate, AL
09/29/2014 03:49:22 PM 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 DAVID R. SPRUIELL and wife PHYLLIS R. SPRUIELL
Mailing Address 24 Squires Glenn Lane
Leeds, Alabama 35049

Grantee's Name AILEEN E. SPRUIELL TRUST, dated May 28, 1998
Mailing Address The Aileen E. Spruiell Trust
c/o Laine H. Spruiell, Trustee
110 Ashlan Circle, Boaz, AL 35957

Property Address 24 Squires Glenn Lane
Leeds, Alabama 35049

Date of Sale September 29, 2014
Total Purchase Price \$ 230,000.00
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 2013 Assessment for PIN 109290002053005

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 September 29, 2014

Print Amy B. Nelson

Unattested

Sign Amy B. Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

