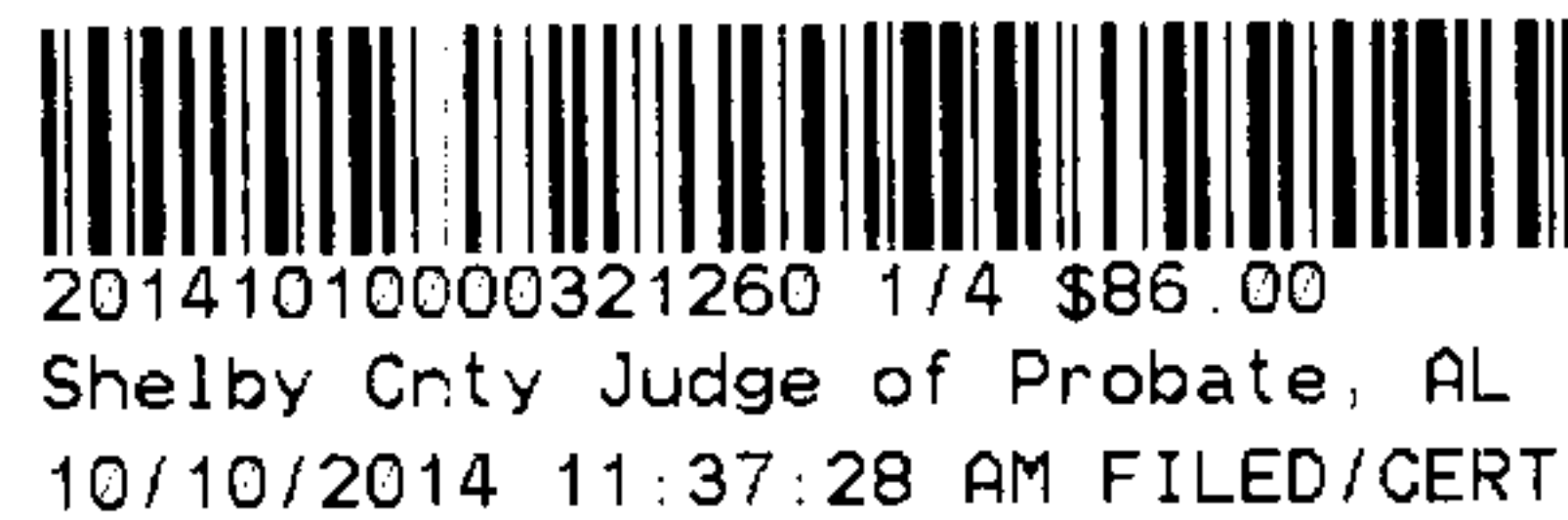


Prepared By and Return To:
LandCastle Title, LLC
Attn: Paul Kemp
One Independence Plaza, Ste. 416
Birmingham, AL 35209

Send Property Tax Notice to:

5 Fritz Drive
Pell City, AL 35128

Order No.: AL-052-00374-14-PUR



GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Estate of Betty Blackburn White and Mark H Schroeter

For and in consideration of the sum of Sixty-Two Thousand And No/100 Dollars (\$62,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Fred M Gauntt, III and Sarah Frances Gauntt, joint tenants with rights of survivorship

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 70, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

NO CLOSING SERVICES WERE CONDUCTED WITH SAID TITLE TRANSFERENCE. SERVICE PERFORMED WAS DEED PREP ONLY.

Source of Title: Special Warranty Deed recorded on June 17, 2009 as Instrument Number 20090617000231090.

The subject property **is not** the homestead of the Grantor(s).

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 hereby 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.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama,.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 15th day of September, 2014.

Randall D. White
Estate of Betty Blackburn White
By: Randall D. White, Executor
Mark H Schroeter
Mark H Schroeter

Shelby County, AL 10/10/2014
State of Alabama
Deed Tax: \$62.00

Property Address: Lot 70, Bulley Creek Farm Development 1st Sector
Wilsonville, AL 35186
Order No.: AL-052-00374-14-PUR

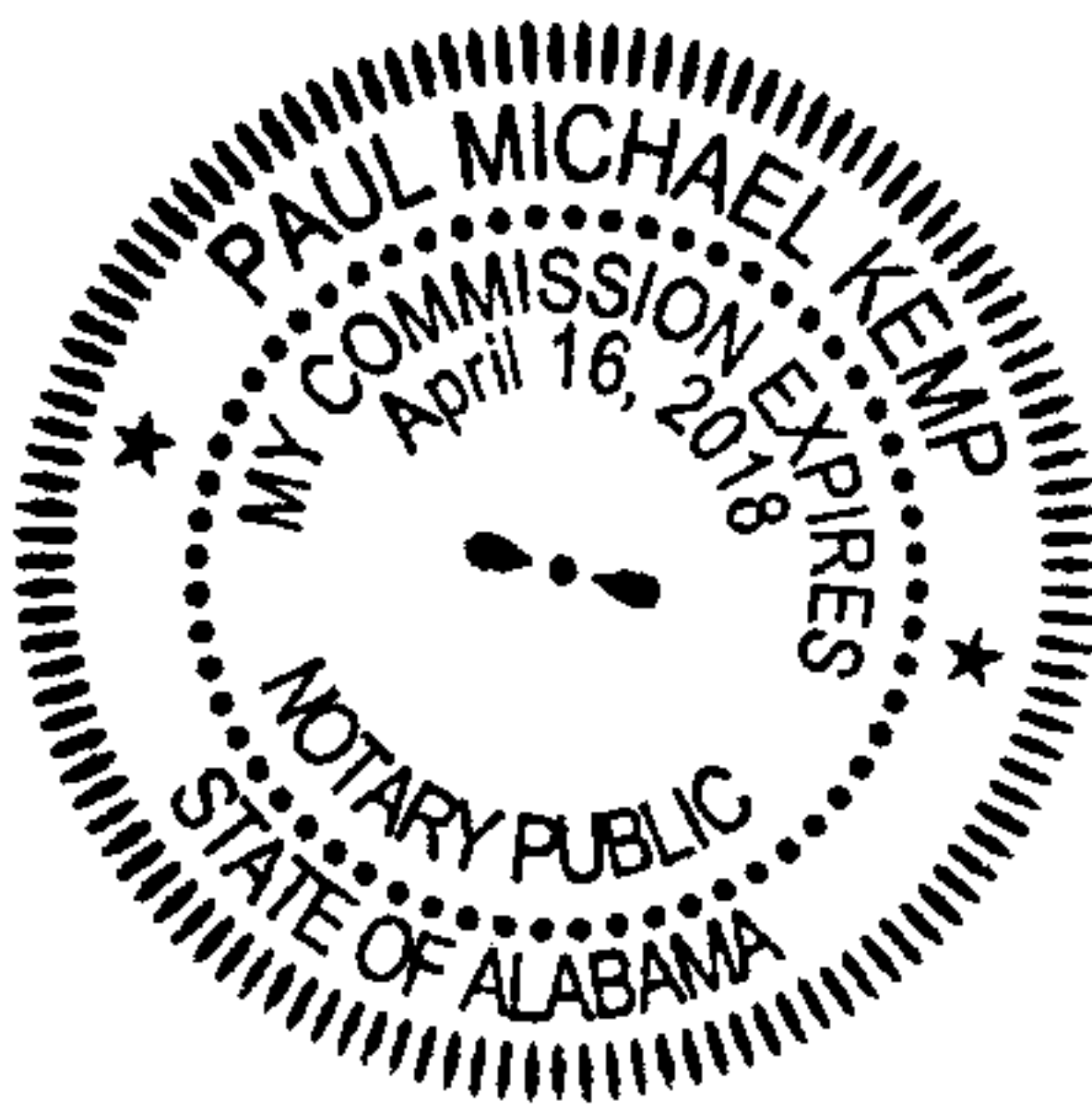
State of Alabama
County of Shelby

20141010000321260 2/4 \$86.00
Shelby Cnty Judge of Probate, AL
10/10/2014 11:37:28 AM FILED/CERT

I, Paul Michael Kemp, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Randall D. White whose name as Executor of Estate of Betty Blackburn White and Mark H Schroeter, 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 the conveyance he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this the 15th day of September 2014

[Signature]
Notary Public
My Commission Expires:
[Notary Seal]



State of Alabama
County of Seffers

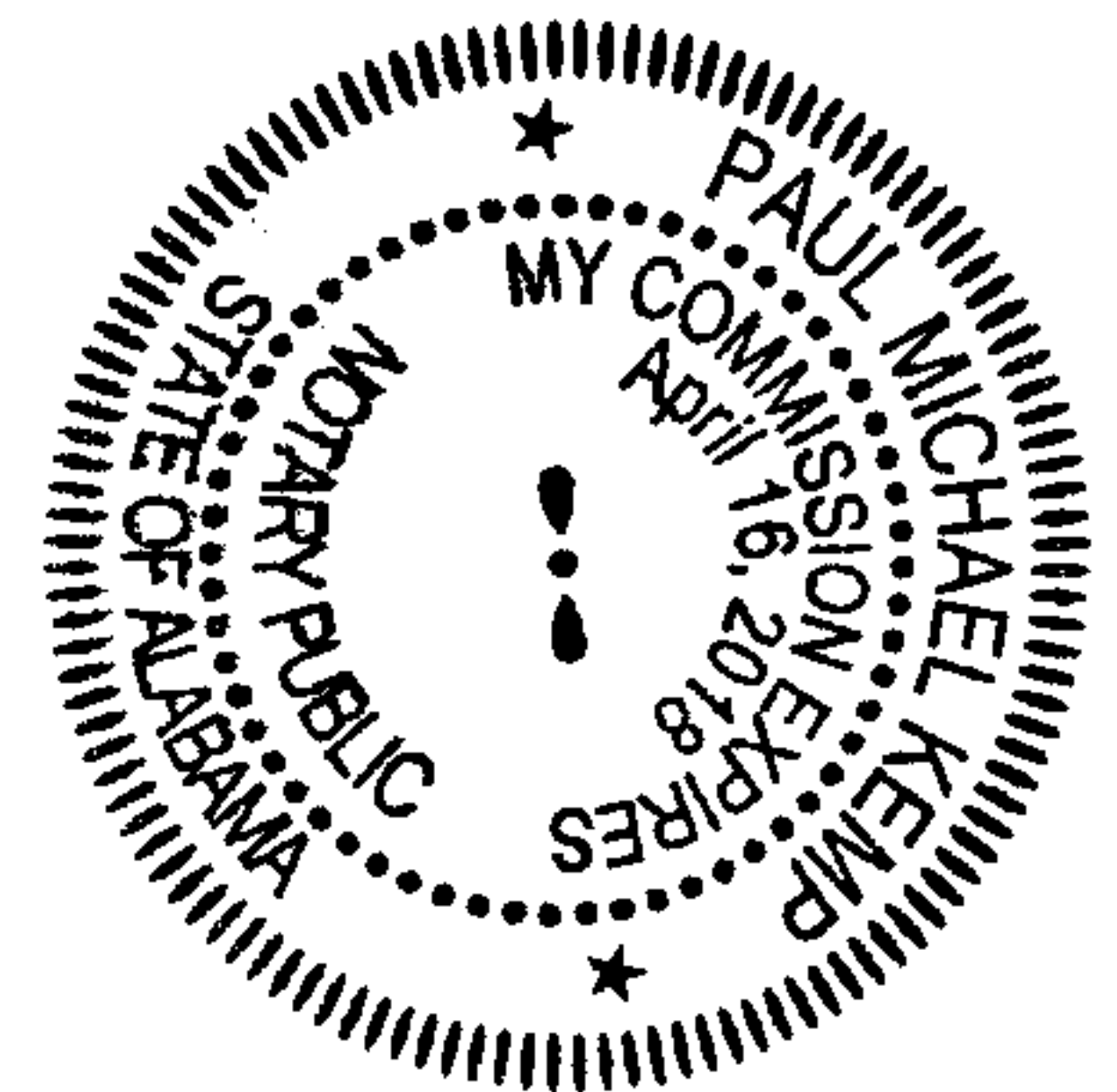
20141010000321260 3/4 \$86.00
Shelby Cnty Judge of Probate, AL
10/10/2014 11:37:28 AM FILED/CERT

I, Paul M Kemp, the undersigned authority, a Notary Public, in and for said County
in said State, hereby certify that Mark H Schroeter whose name as
X X X X of Estate of Betty Blackburn White and Mark H Schroeter, 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 the conveyance he/she, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this the 23 day of September, 2014

[Signature]
Notary Public
My Commission Expires:

[Notary Seal]



Real Estate Sales Validation Form

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

Grantor's Name Estate of Betty Blackburn Grantee's Name Fred M Gantt III
 Mailing Address W. Mark H. Schroeter White Mailing Address Sarah Frances Gantt
494 Founders Park Dr E 15 Fritz Dr
Hoover AL 35226 Pell City AL 35128

Property Address Lot 70 Bulley Creek Farms Date of Sale 9-15-14
Wilsonville AL Total Purchase Price \$ 62000.00
35186 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


 20141010000321260 4/4 \$86.00
 Shelby Cnty Judge of Probate, AL
 10/10/2014 11:37:28 AM FILED/CERT

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 9-15-14

Print Dawn Collier
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)