

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Elwyn W. Wells and Kathryn P. Wells
560 Park Lake Lane
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this October 7, 2014, That for and in consideration of **TWO HUNDRED TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$202,250.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ESTATE OF JEANNEANE B. MARTIN, DECEASED (Case No. PR2014-000623) (DECEDENT A/K/A JENNEANE B. MARTIN AND F/K/A JENNEANE R. BLAIR), an Alabama probate estate,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ELWYN W. WELLS AND KATHRYN P. WELLS,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 440, according to the Survey of The Final Plat Riverwoods 4th Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 31, Page 23.
7. 25 foot building line as shown by recorded map.
8. Mineral and mining rights and rights incident thereto recorded in Real 112, Page 876; Real 328, Page 1; Real 247, Page 599, and Real 247, Page 636, in the Probate Office of Shelby County, Alabama.
9. Oil and gas lease as recorded in Real 370, Page 923 in the Probate Office of Shelby County, Alabama.
10. Right of Way to Southern Natural Gas Corporation recorded in Instrument 2001-54741, in the Probate Office of Shelby County, Alabama.
11. Restrictions appearing of record in Instrument 2002-7338 in the Probate Office of Shelby County, Alabama.
12. Easement to Southern Natural Gas Company recorded in Instrument 2001-54741 in the Probate Office of Shelby County, Alabama.

13. Subject to Amended and Restated Riverwoods Covenants, Conditions and Restrictions filed for record in Instrument 20070917000435160.

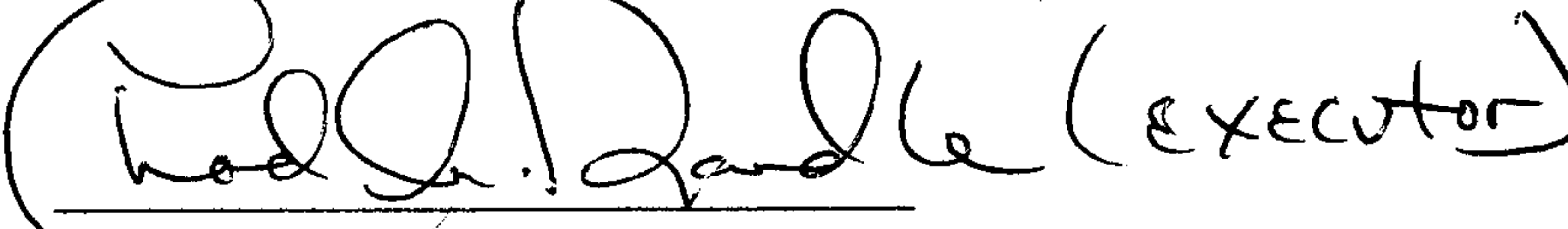
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 7, 2014.

GRANTOR:

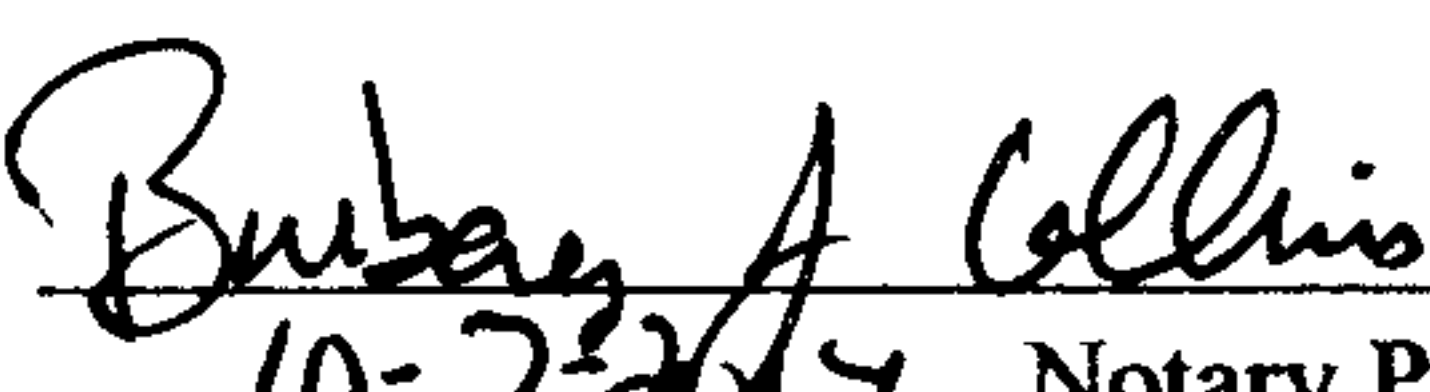
Estate of Jeanneane B. Martin, Deceased (Case No. PR-2014-000623) (Decedent a/k/a
Jeanneane B. Martin and f/k/a Jenneane R. Blair)

10/7/14  (executor)
By: Chad Randle as Personal Representative

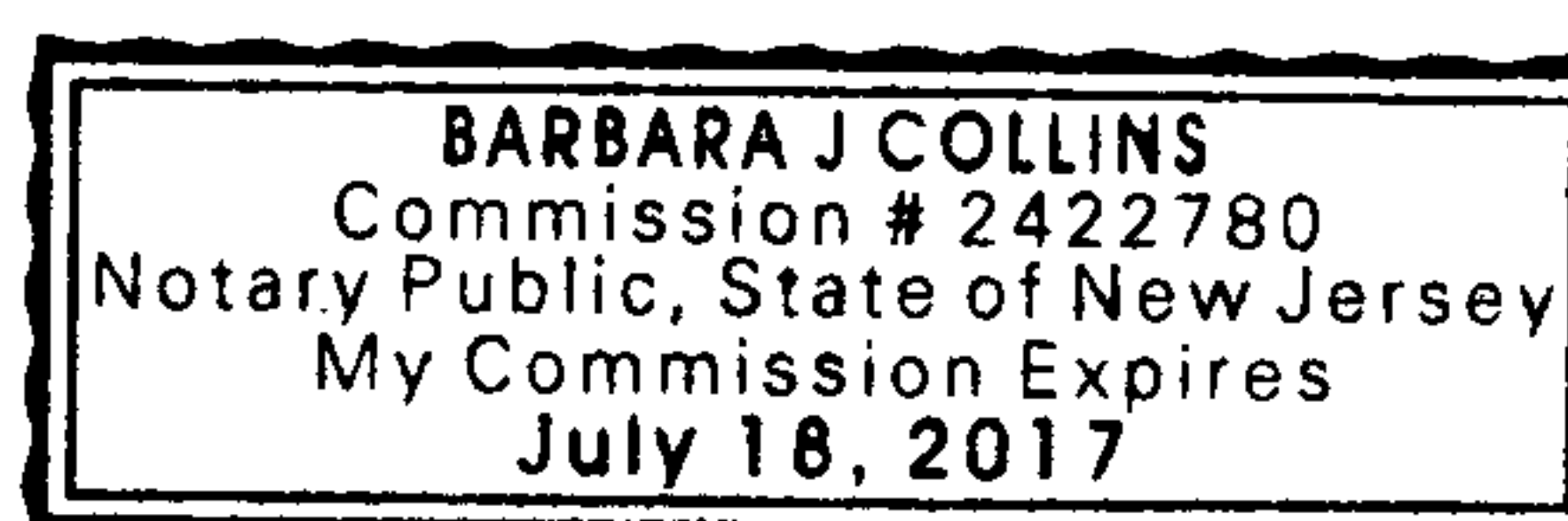
STATE OF New Jersey
COUNTY OF Capri May

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Chad Randle as Personal Representative of the Estate of Jeanneane B. Martin, Deceased Case No. PR-2014-000623, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Chad Randle as Personal Representative of the Estate of Jeanneane B. Martin, Deceased executed the same voluntarily with full authority for said Estate as Personal Representative, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 7, 2014.


10-7-2014, Notary Public
My Commission Expires: 7/18/2017

[Affix Seal Here]




20141014000325450 2/3 \$123.50
Shelby Cnty Judge of Probate, AL
10/14/2014 03:29:04 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 ESTATE of Jeanne
Mailing Address B Martin Deereed
560 Park Lake Lane
Helen AL 35080

Grantee's Name Elwyn W Wells
Mailing Address Kathryn P. Wells
560 Park Lake Lane
Helen AL 35080

Property Address 560 Park Lake Lane
Helen, AL 35080

Date of Sale 10/7/14
Total Purchase Price \$ 202,250

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 _____

Print C Ryan Sparks

Unattested

20141014000325450 3/3 \$123.50
Shelby Cnty Judge of Probate, AL
10/14/2014 03:29:04 PM FILED/CERT

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1