

This Instrument was Prepared by:

April Clark

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-14-21813

Send Tax Notice To: Franklin Timothy Fetner  
Franklin Maynard Fetner

301 El Camino Real  
Chelsea, AL 35043

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

  
20141205000384040 1/2 \$98.00  
Shelby Cnty Judge of Probate: AL  
12/05/2014 03:42:41 PM FILED/CERT

That in consideration of the sum of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Gary Eugene Jeter, deceased, Probate Case PR-2013-000091, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Franklin Timothy Fetner and Franklin Maynard Fetner and Sharon S. Fetner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 54A, according to the resubdivision of Lots 48-57, High Chaparral, Sector B and Acreage as shown in Map Book 16, Page 116, in the Probate Office of Shelby County, Alabama.

**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

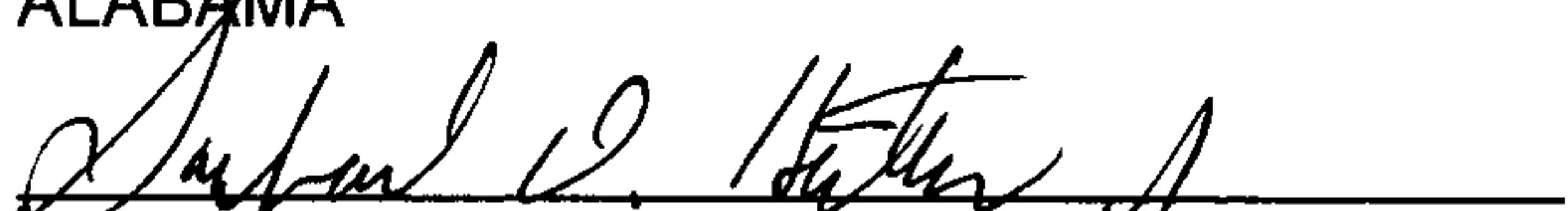
**\$250,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of November, 2014.

THE ESTATE OF GARY EUGENE JETER,  
DECEASED, PROBATE CASE PR-2013-000091, IN  
THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA

  
Sanford D. Hatton Jr.  
Personal Representative

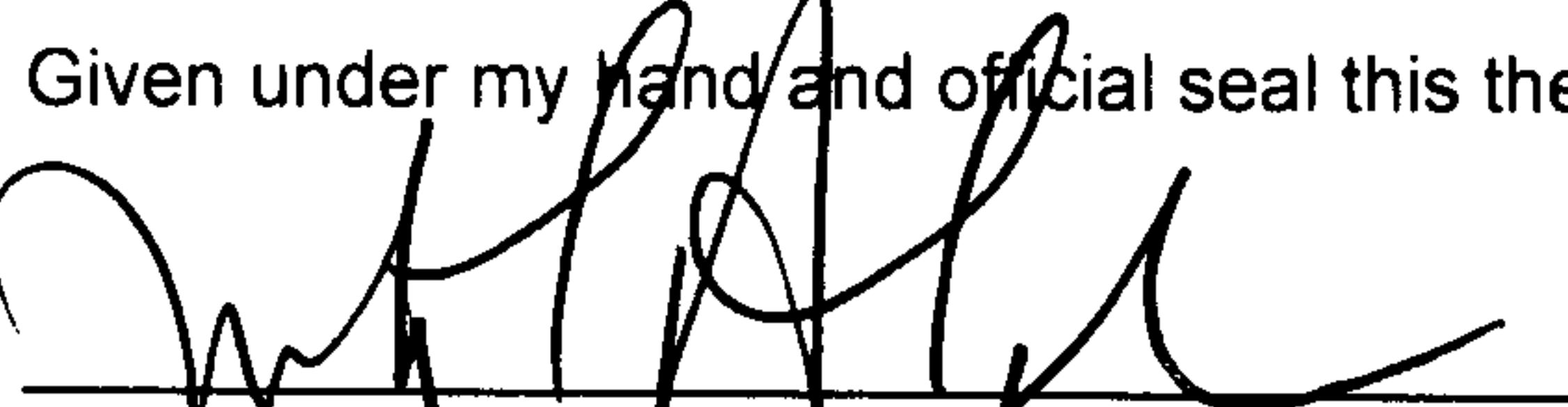
Shelby County, AL 12/05/2014  
State of Alabama  
Deed Tax: \$80.00

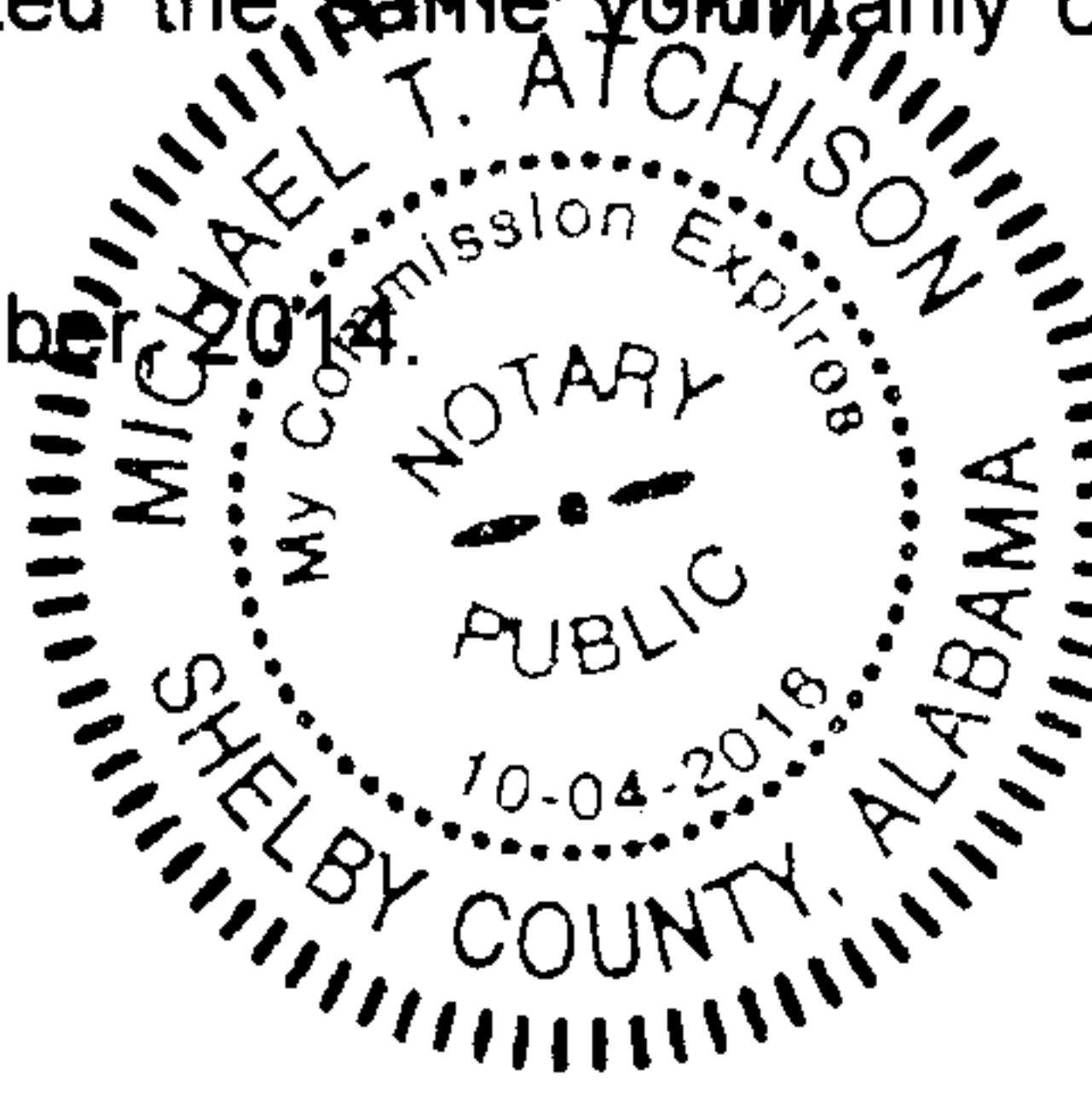
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Sanford D. Hatton Jr. as Personal Representative of The Estate of Gary Eugene Jeter, deceased, Probate Case PR-2013-000091, in the Probate Office of Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2014.

  
Notary Public, State of Alabama  
April Clark  
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	The Estate of Gary Eugene Jeter, deceased, Probate Case PR-2013-000091, in the Probate Office of Shelby County, Alabama	Grantee's Name	Franklin Timothy Fetner Franklin Maynard Fetner
Mailing Address	301 El Camino Real Chelsea, AL 35043	Mailing Address	301 El Camino Real Chelsea, AL 35043
Property Address	301 El Camino Real Chelsea, AL 35043	Date of Sale	November 26, 2014
		Total Purchase Price	\$330,000.00
		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



20141205000384040 2/2 \$98.00  
Shelby Cnty Judge of Probate, AL  
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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 November 26, 2014

Print

*M. J. Jeter*

Unattested

*AC*  
(verified by)

Sign

*M. J. Jeter*  
(Grantor/Grantee/Owner/Agent) circle one