

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Cheyenne M. Lawrence and Jeffrey S.
Lawrence
1122 Dearing Downs Dr
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Six Thousand Nine Hundred And No/100 Dollars (\$196,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William E. Shaw and wife, Sandra L. Shaw (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cheyenne M. Lawrence and Jeffrey S. Lawrence (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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

One Hundred Fifty-Seven Thousand Five Hundred Twenty And No/100 Dollars (\$157,520.00) 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 December 5, 2014.

William E Shaw by Fran Robertson
William E. Shaw by Fran Robertson,
his Attorney-in-Fact

Sandra L. Shaw by Fran Robertson
Sandra L. Shaw by Fran Robertson,
her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fran Robertson, as Attorney-in-Fact for William E. Shaw and Sandra L. Shaw, 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, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said Principals..

Given under my hand and official seal on the 5th day of December, 2014.

Sandy F. Johnson
Notary Public
Commission Expires:

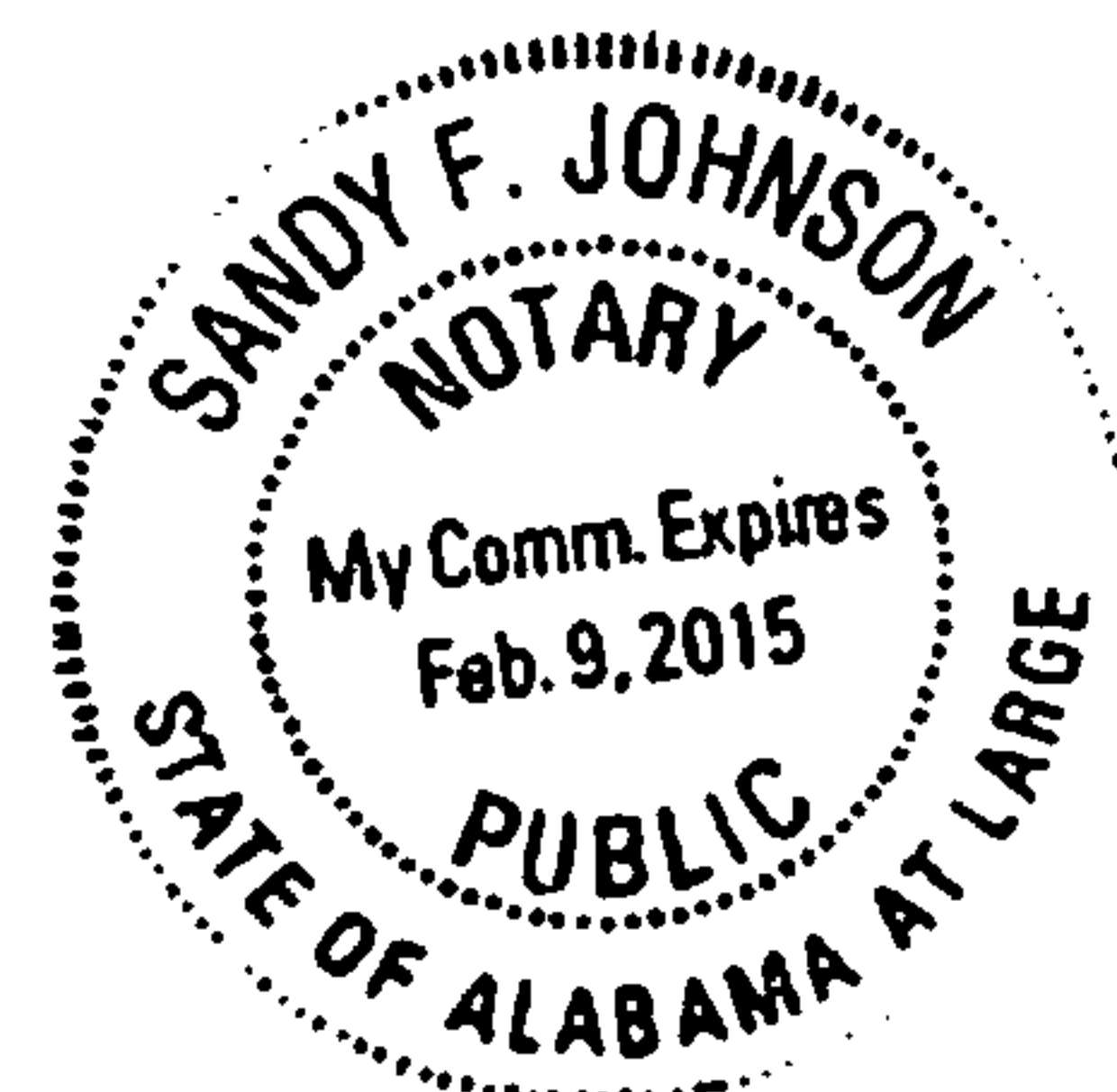


EXHIBIT "A"

Lot 12, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT:

Commence at the Southwest corner of Lot 12; thence run in a Northerly direction along the West line of said lot a distance of 38.2 feet to the point of beginning; thence continue along the last described course a distance of 35.5 feet; thence 90 degrees right in an Easterly direction a distance of 5.0 feet; thence 98 degrees, 01 minute, 1.5 seconds right in a Southwesterly direction a distance of 35.85 feet to the point of beginning. Situated in Shelby County, Alabama.

20141208000384440 12/08/2014 10:38:06 AM DEEDS 2/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20141208000384440 12/08/2014 10:38:06 AM DEEDS 3/3

Grantor's Name William E. Shaw and Sandra L. Shaw Grantee's Name Cheyenne M. Lawrence and Jeffrey S. Lawrence

Mailing Address 1122 Dearing Downs Dr Helena, AL 35080 Mailing Address 2616 Bridlewood Circle Helena, AL 35080

Property Address 1122 Dearing Downs Dr Helena, AL 35080 Date of Sale December 5, 2014

Total Purchase Price \$196,900.00

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

☐ 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 - William E. Shaw and Sandra L. Shaw, 1122 Dearing Downs Dr, Helena, AL 35080.

Grantee's name and mailing address - Cheyenne M. Lawrence and Jeffrey S. Lawrence, 2616 Bridlewood Circle, Helena, AL 35080.

Property address - 1122 Dearing Downs Dr, Helena, AL 35080

Date of Sale - December 5, 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 with 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: December 5, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/08/2014 10:38:06 AM
\$59.50 CHERRY
20141208000384440

James W. Fuhrmeister