

This Instrument was Prepared by:
April Clark
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Orville Piper
Rita Piper
464 Hwy 416
Wilsonville, AL 35186

File No.: S-14-21825

WARRANTY DEED

20141208000385680 1/2 \$99.00
Shelby Cnty Judge of Probate, AL
12/08/2014 03:53:34 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Two Thousand Dollars and No Cents (\$82,000.00)**, 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, **Shannon K. Keene and Timothy R. Jensen**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Orville Piper and Rita Piper**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

Lot 15, Breckenridge Park, Royal Ridge Sector, as recorded in Map Volume 23, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

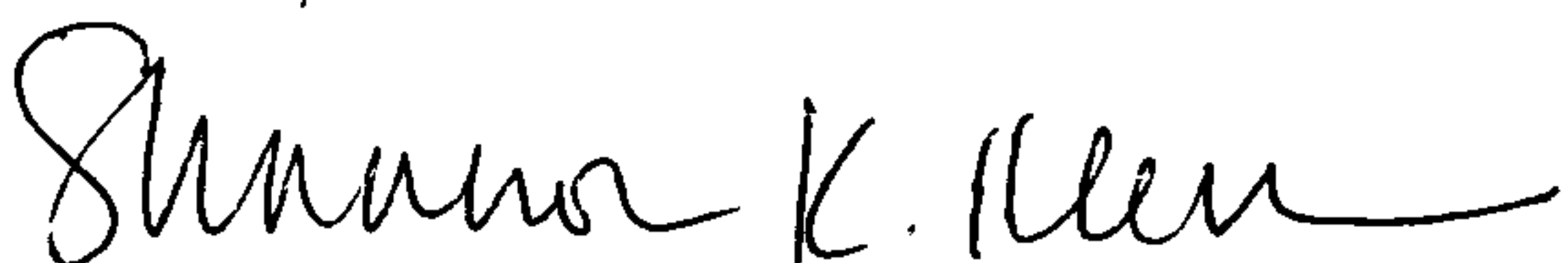
Shannon K. Keene and Shannon K. Jensen are one and the same person.


\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of December, 2014.


Shannon K. Keene


Timothy R. Jensen

Shelby County, AL 12/08/2014
State of Alabama
Deed Tax: \$82.00

State of Alabama

County of Shelby

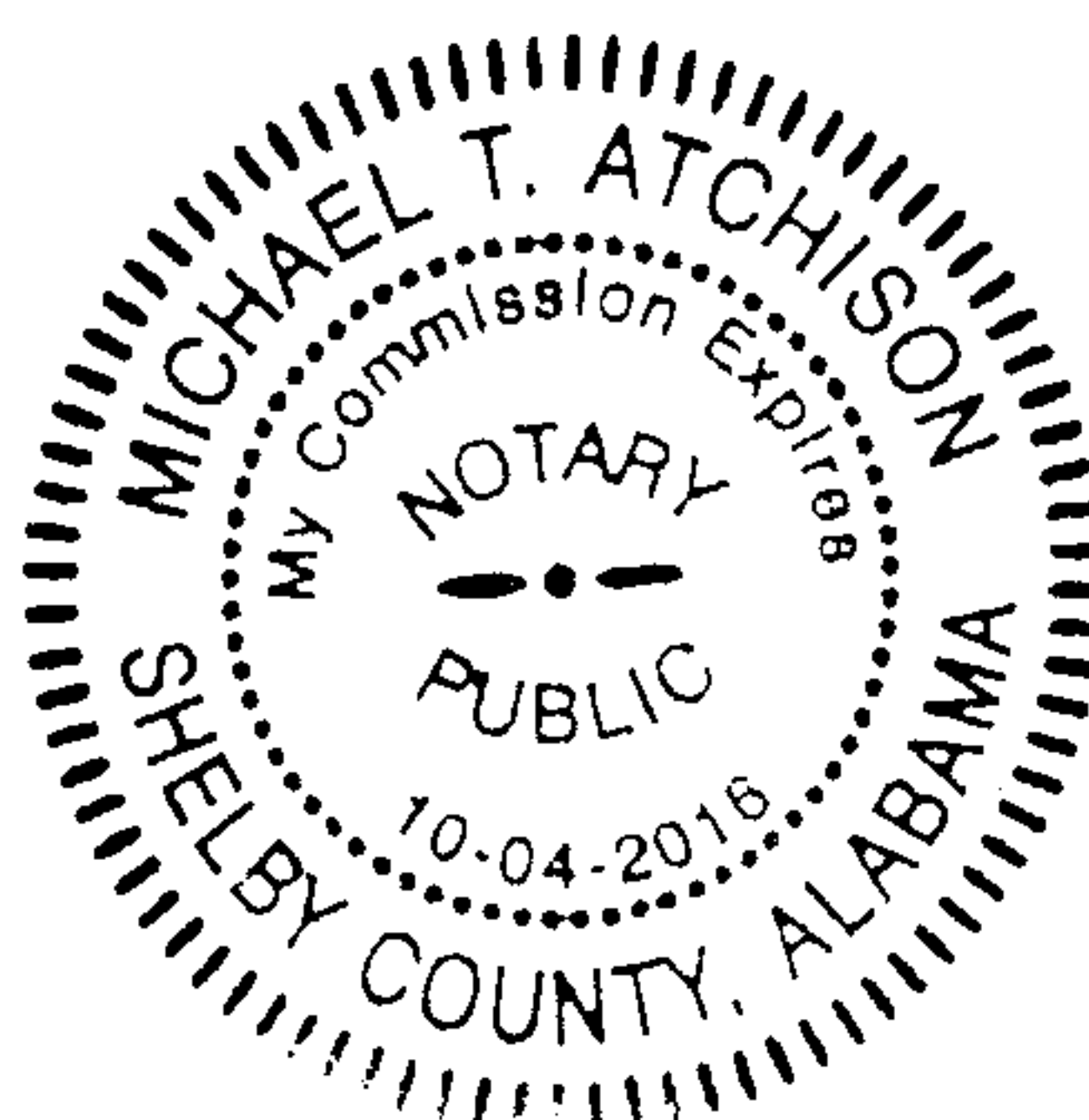
I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Shannon K. Keene and Timothy R. Jensen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2014.


Notary Public, State of Alabama

April Clark

My Commission Expires: October 04, 2016



Real Estate Sales Validation Form

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


Grantor's Name Shannon K. Keene
Timothy R. Jensen
Mailing Address 4113 Bentwood Circle
Helena, AL 35080

Grantee's Name Orville Piper
Rita Piper
Mailing Address 464 Hwy 416
Wilsonville AL 35186

Property Address 1403 Hillsboro Lane
Helena, AL 35080

Date of Sale December 01, 2014
Total Purchase Price \$82,000.00

or
Actual Value -
or
Assessor's Market Value -



20141208000385680 2/2 \$99.00
Shelby Cnty Judge of Probate, AL
12/08/2014 03:53:34 PM FILED/CERT

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement
xx Appraisal
xx Other

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 of 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 December 03, 2014

Print M. Keene T. Jensen

xx Unattested

AC
(verified by)

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