This instrument prepared by: Christa C. Ketchum Law Office of Christa C. Ketchum, LLC 1220 Alford Avenue Birmingham, AL 35226

SEND TAX NOTICE TO: Joel T. McDowell and Kim Y. McDowell 2052 Springfield Drive Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

20150120000019930 1/2 \$47.00 Shelby Cnty Judge of Probate, AL 01/20/2015 01:28:54 PM FILED/CERT

CP-

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jean J. Hahn, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joel T. McDowell and Kim Y. McDowell (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.

Lot 7-114, according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, page 120, in the Probate Office of Shelby County, Alabama.

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 Twenty Thousand And No/100 Dollars (\$120,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. *Grantor or Grantor's spouse.

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 January 9, 2015.

Shelby County, AL 01/20/2015

State of Alabama Deed Tax: \$30.00

STATE OF ALABAMA JEFFERSON COUNTY

Jean J. Hahn

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Jean J. Hahn, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this

day of January, 2015.

FILE NO.: TS-1402658

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

Grantor's Name	Jean J. Hahn		Joel T. McDow	McDowell and Kim Y. ell
Mailing Address	2052 Springfield Drive Chelsea, AL 35043	•	2040 Springhill Court Birmingham, AL 35242	
Property Address	2052 Springfield Drive Chelsea, AL 35043	Date of Sale Total Purchase Pri or	ice	January 8, 2015 \$150,000.00
Shelby Cnty Ju	9930 2/2 \$47.00 Idge of Probate, AL 28:54 PM FILED/CERT	Actual Value or Assessor's Market	Value	\$
	e or actual value claimed on this for ordation of documentary evidence is r		the foll	owing documentary evidence:
Bill of Sale		Appraisal		
Sales Contract		Other:		
X Closing State	ment			

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 - Jean J. Hahn, 2052 Springfield Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Joel T. McDowell and Kim Y. McDowell, 2040 Springhill Court, Birmingham, AL 35242.

Property address - 2052 Springfield Drive, Chelsea, AL 35043

Date of Sale - January 8, 2015.

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 <u>Code of Alabama 1975</u> & 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: January 8, 2015

Sign Agent Agent