

This instrument prepared by:
David Ovson
2501 20th Place South, Suite 420
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kimberly Brooke Janeway and David Jesse
Durham
409 Old Brook Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Six Thousand And No/100 Dollars (\$176,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, George E. Clowdus, Jr., Personal Representative of the Estate of Doris C. Parker, Shelby County, Alabama, Case #PR-2013-000713 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kimberly Brooke Janeway and David Jesse Durham (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 17, according to the survey of Old Brook Place, as recorded in Map Book 19, page 41, in the Probate Office of Shelby County, Alabama; being situated in 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.

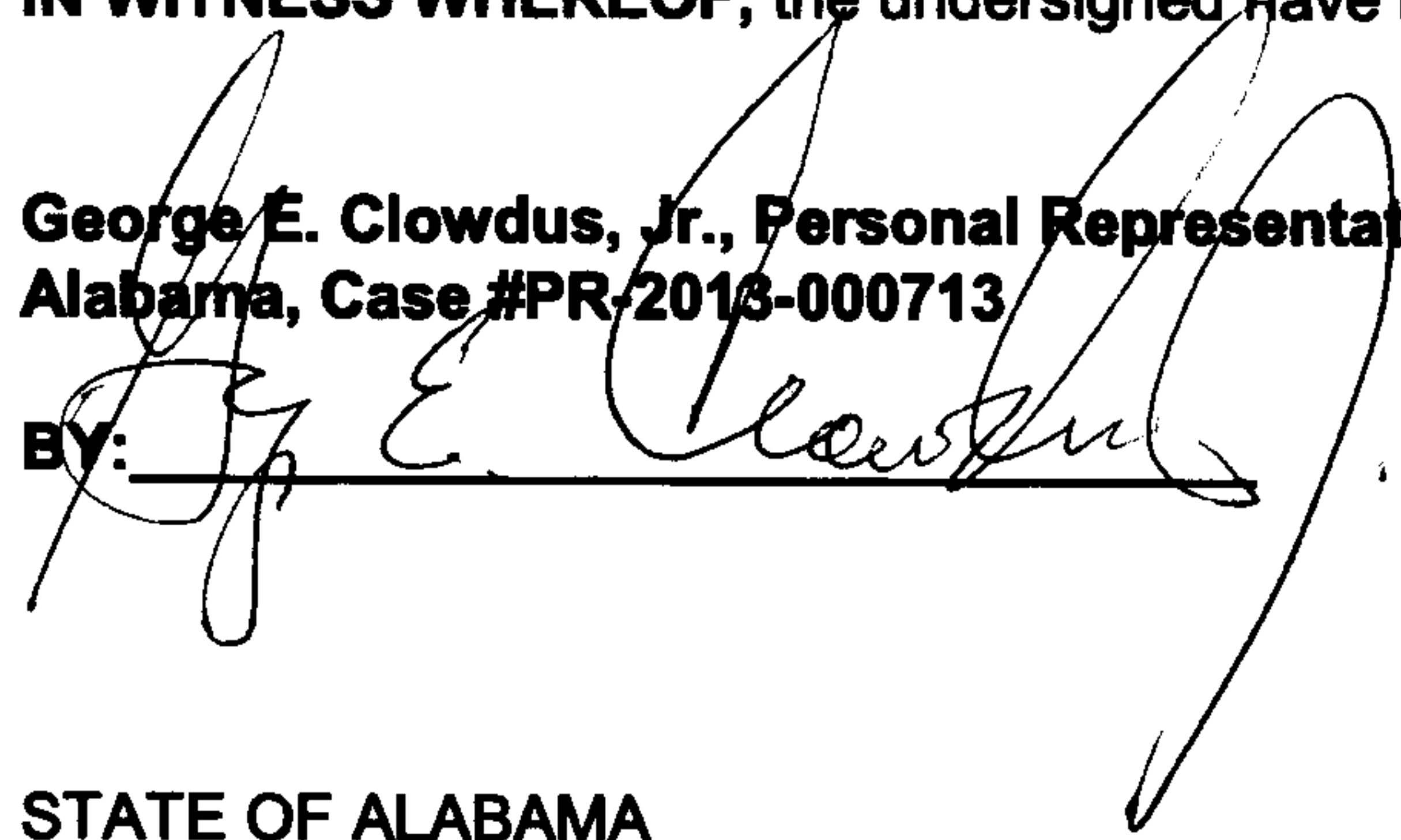
One Hundred Seventy Thousand Seven Hundred Twenty And No/100 Dollars (\$170,720.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 April 3, 2015.

George E. Clowdus, Jr., Personal Representative of the Estate of Doris C. Parker, Shelby County, Alabama, Case #PR-2013-000713

BY: 

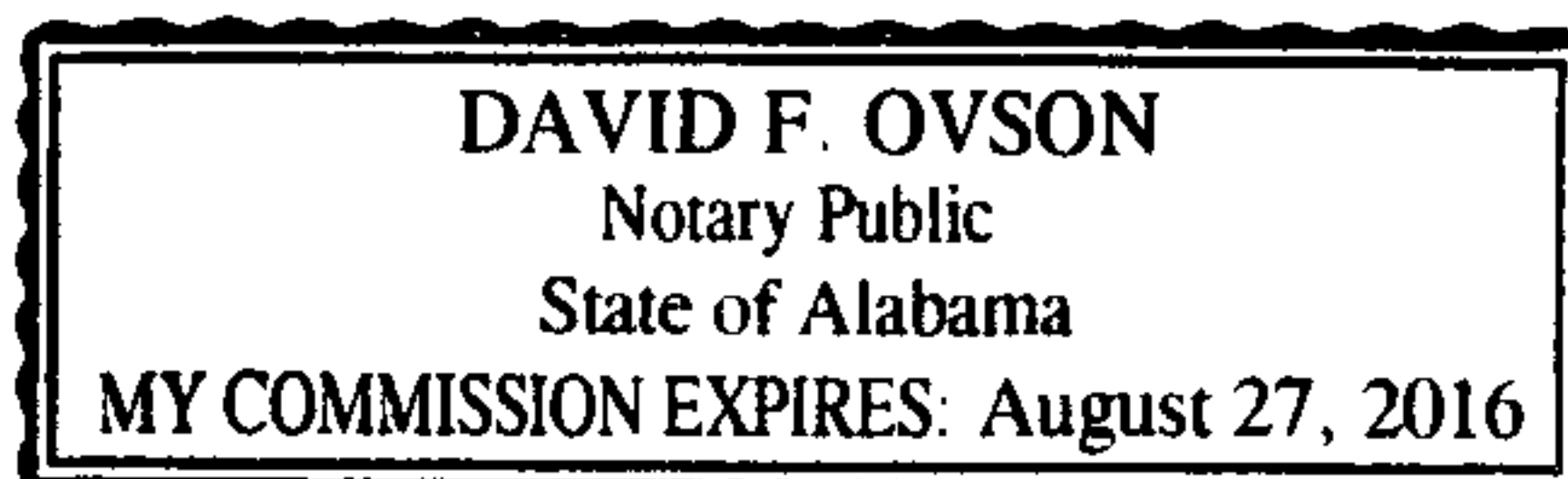
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George E. Clowdus, Jr. whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Doris C. Parker, Dec'd, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of the Estate of Doris C. Parker, Dec'd.

Given under my hand and official seal on the 3rd day of April, 2015.


Notary Public

My commission expires:



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 20150406000107250 04/06/2015 09:22:00 AM DEEDS 2/2

Grantor's Name George E. Clowdus, Jr., Personal Representative of the Estate of Doris C. Parker, Shelby County, Alabama, Case #PR-2013-000713
 Grantee's Name Kimberly Brooke Janeway and David Jesse Durham

Mailing Address 409 Old Brook Circle Birmingham, AL 35242
 Mailing Address _____

Property Address 409 Old Brook Circle Birmingham, AL 35242
 Date of Sale April 3, 2015
 Total Purchase Price \$176,000.00
 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: _____

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 - George E. Clowdus, Jr., Personal Representative of the Estate of Doris C. Parker, Shelby County, Alabama, Case #PR-2013-000713, 409 Old Brook Circle, Birmingham, AL 35242.

Grantee's name and mailing address - Kimberly Brooke Janeway and David Jesse Durham, . .

Property address - 409 Old Brook Circle, Birmingham, AL 35242

Date of Sale - April 3, 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 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: April 3, 2015

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/06/2015 09:22:00 AM
 \$22.50 CHERRY
 20150406000107250

