

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
KENDALL MADDOX & ASSOCIATES, LLC
2550 Acton Road, Suite 210
Birmingham, Alabama 35243


20150416000122270 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/16/2015 09:27:48 AM FILED/CERT

Send Tax Notice To:
Jennifer M. DeJohn
2104 Longleaf Trail
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN A. DEJOHN, a married man

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

JENNIFER M. DEJOHN

(herein referred to as Grantee, whether one or more), all my interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 87, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"). Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

The above described property does not constitute the homestead of the grantor or the grantor's spouse.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor and Chesser Plantation, Inc, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations, and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor or Chesser Plantation, Inc; provided, however, that this paragraph is inapplicable to soil, surface and/or subsurface conditions resulting from or arising out of the development or construction activities.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

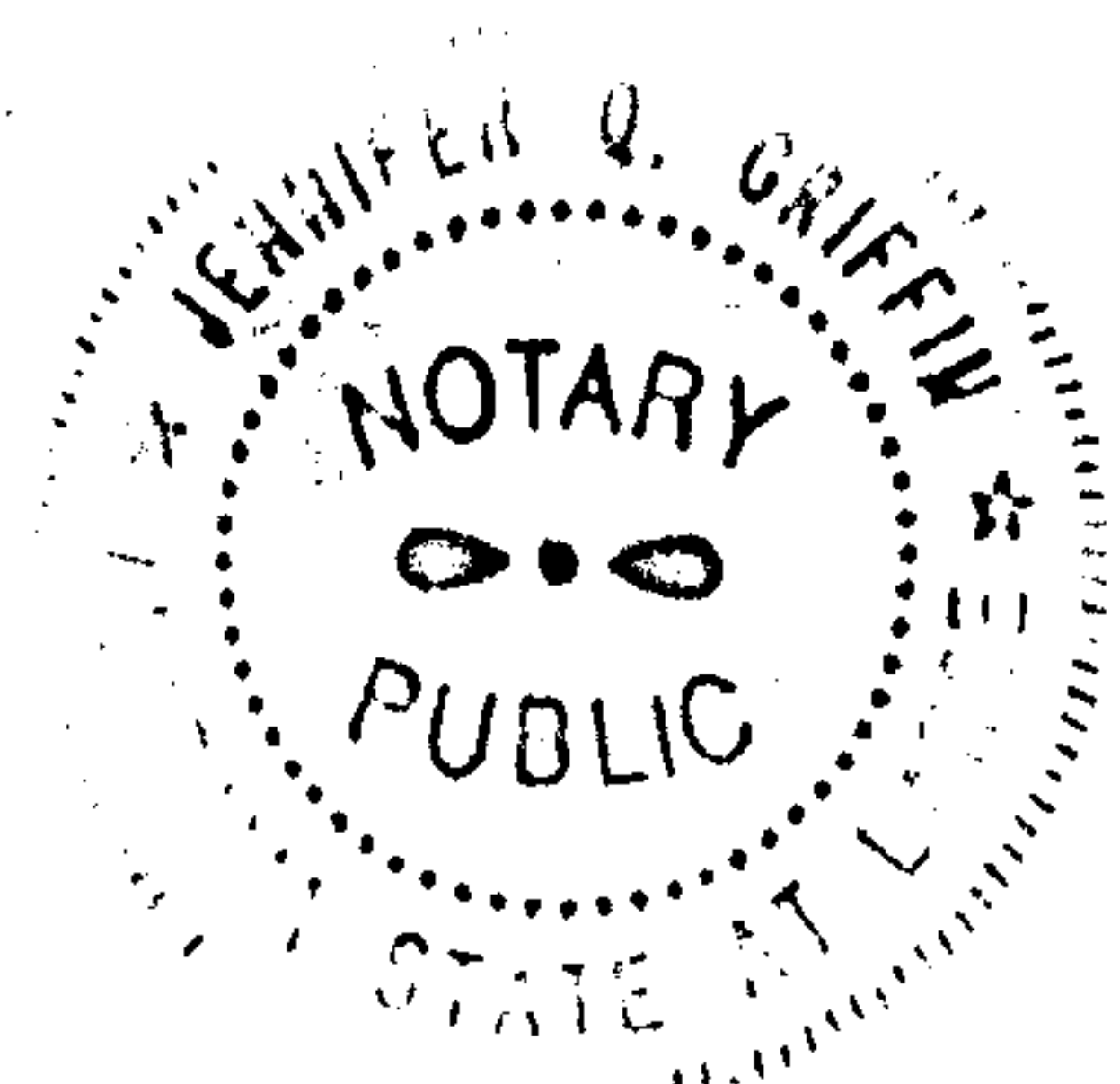
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7 day of April, 2015.

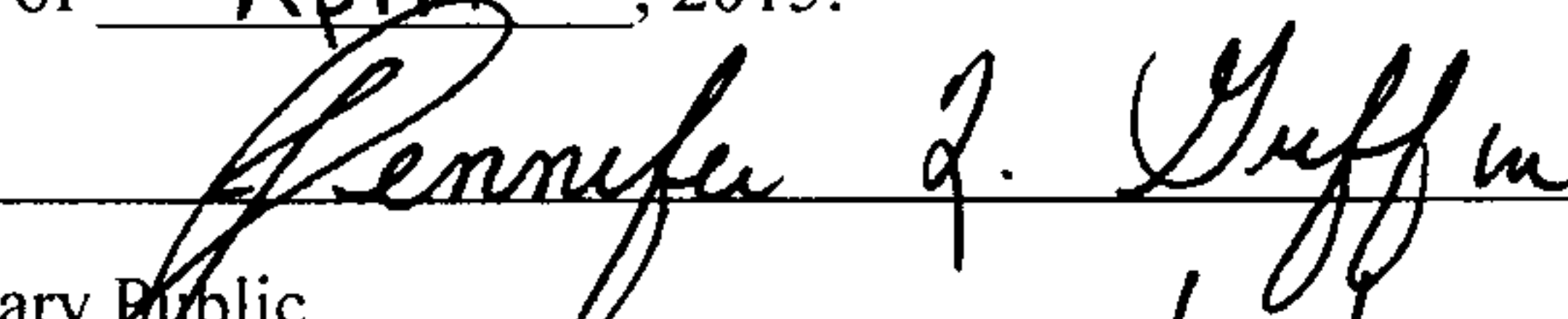

JOHN A. DEJOHN

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that John A. DeJohn, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date. Given my hand and official seal this 7 day of April, 2015.




Notary Public
My Commission Expires: 9/25/2018

Shelby County, AL 04/16/2015
State of Alabama
Deed Tax: \$10.00

Real Estate Sales Validation Form

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

Grantor's Name John A. DeJohn
Mailing Address 2104 Longleaf Trail
Birmingham, AL 35243

Grantee's Name Jennifer M. DeJohn
Mailing Address 2104 Longleaf Trail
Birmingham, AL 35243

Property Address 129 Blackstone Court
Chelsea, AL 35043

Date of Sale 4/7/2015

Total Purchase Price \$ 10,000

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



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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 4/7/2015

Print John A. DeJohn

Unattested

Sign

John A. DeJohn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1