

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

**SEND TAX NOTICE TO:**  
John Kyle Jennings  
160 Renwick Ln  
Calera, AL 35040

**WARRANTY DEED**

**STATE OF ALABAMA**

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)

**SHELBY COUNTY**

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**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Seventy-Two Thousand And No/100 Dollars (\$172,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Brandon K. Leach and wife, Carmon Leach (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Kyle Jennings and April Jennings (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 4, according to the Survey of Camden Cove West, 1st Sector, as recorded in Map Book 33, page 143, 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 Seventy-Five Thousand Six Hundred Ninety-Eight And No/100 Dollars (\$175,698.00) 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 30, 2015.



Brandon K. Leach

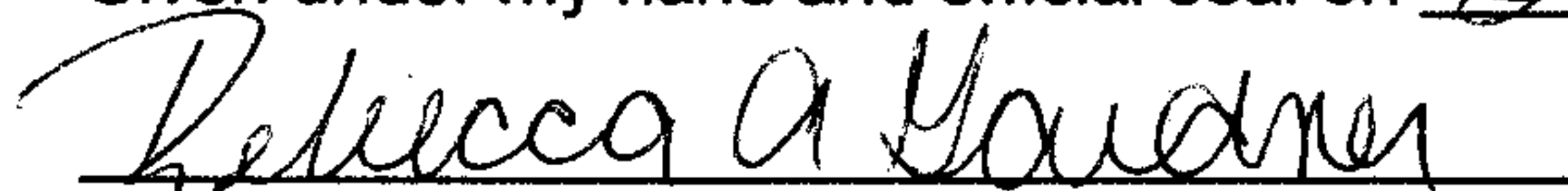


Carmon Leach

STATE OF FL  
COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon K. Leach and Carmon Leach, 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 on 29<sup>th</sup> day of April, 2015.



Notary Public

My commission expires: 2/16/18



REBECCA A. GARDNER  
MY COMMISSION # FF 078197  
EXPIRES: February 16, 2018  
Bonded Thru Budget Notary Services

## Real Estate Sales Validation Form

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

Grantor's Name Brandon K. Leach and Carmon Leach

Grantee's Name John Kyle Jennings

Mailing Address 160 Renwick Ln  
Calera, AL 35040Mailing Address 2953 SW 138th Ave  
Miramar, FL 33027Property Address 160 Renwick Ln  
Calera, AL 35040Date of Sale April 30, 2015  
Total Purchase Price \$172,000.00or  
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 StatementIf 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 - Brandon K. Leach and Carmon Leach, 160 Renwick Ln, Calera, AL 35040.

Grantee's name and mailing address - John Kyle Jennings, 2953 SW 138th Ave, Miramar, FL 33027.

Property address - 160 Renwick Ln, Calera, AL 35040

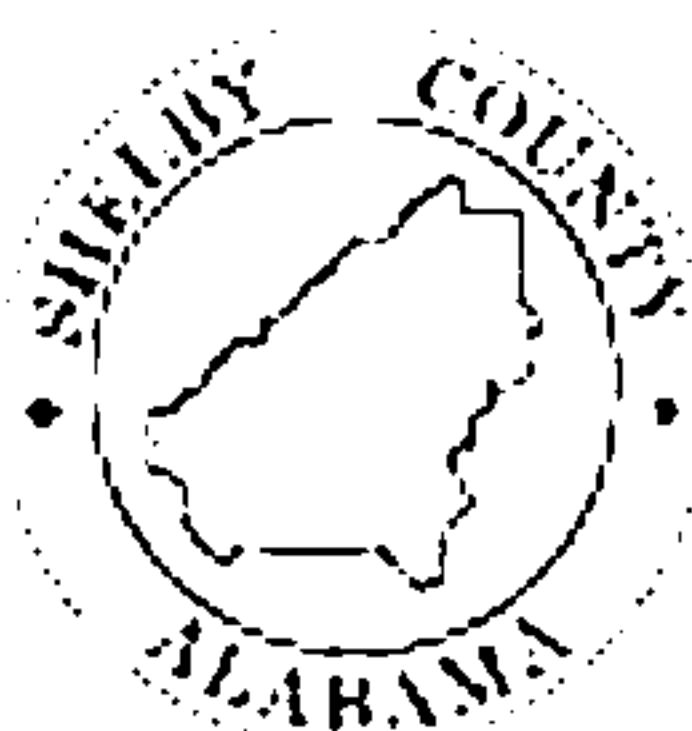
Date of Sale - April 30, 2015.

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 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: April 30, 2015

Sign

Agent



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/01/2015 08:20:55 AM  
 \$21.00 DEBBIE  
 20150501000142280

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over a horizontal line.