

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

SEND TAX NOTICE TO:
Randall Paul Fleece and Beverly Smith
Fleece
1044 Inverness Cove Way
Birmingham, AL 35242

20150519000165400

05/19/2015 11:19:03 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Eight Thousand And No/100 Dollars (\$188,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Frances Louanne Green Waldron f/k/a Frances Louanne Green and Edward James Waldron III, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Randall Paul Fleece and Beverly Smith Fleece (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 9B, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 1-Resurvey #2, as recorded in Map Book 36, Page 44, in the Office of the Judge of Probate 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.

No Dollars And No/100 Dollars (\$0.00) 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 23, 2015.

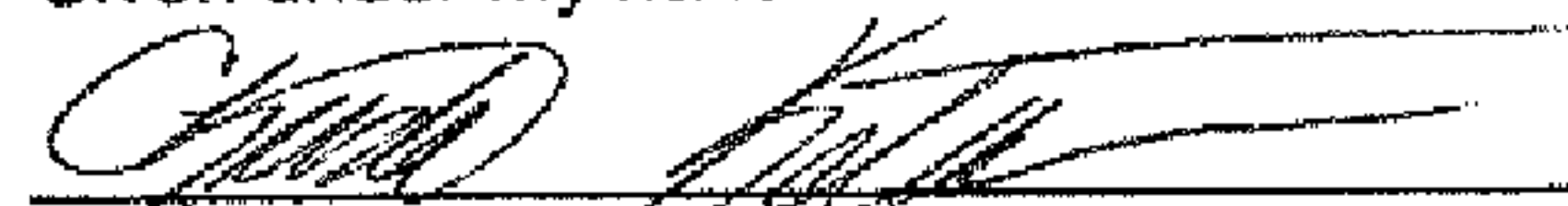

Frances Louanne Green Waldron

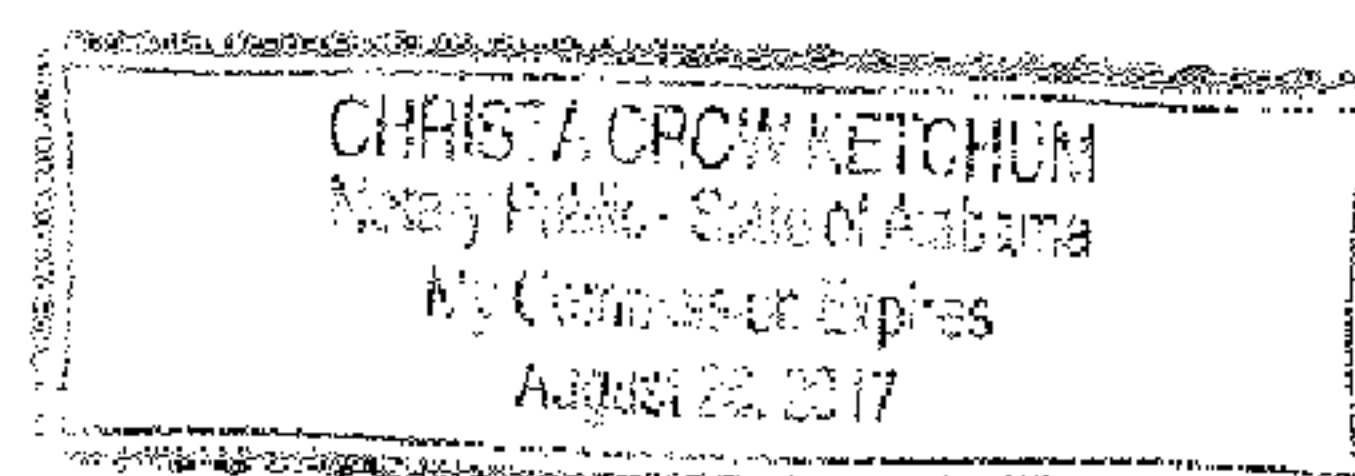

Edward James Waldron III

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Frances Louanne Green Waldron and Edward James Waldron III, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 23rd day of April, 2015.


Notary Public



20150519000165400 05/19/2015 11:19:03 AM DEEDS 2/2

Grantor's Name Frances Louanne Green
Mailing Address 1044 Inverness Cove Way
Birmingham, AL 35242

Grantee's Name Randall Paul Fleece and Beverly
Smith Fleece
Mailing Address _____

Property Address 1044 Inverness Cove Way
Birmingham, AL 35242

Date of Sale April 23, 2015
Total Purchase Price \$188,000.00
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
____ Appraisal
☒ Sales Contract
____ Closing Statement
____ 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 - Frances Louanne Green, 1044 Inverness Cove Way, Birmingham, AL 35242.

Grantee's name and mailing address - Randall Paul Fleece and Beverly Smith Fleece, . .

Property address - 1044 Inverness Cove Way, Birmingham, AL 35242

Date of Sale - April 23, 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.

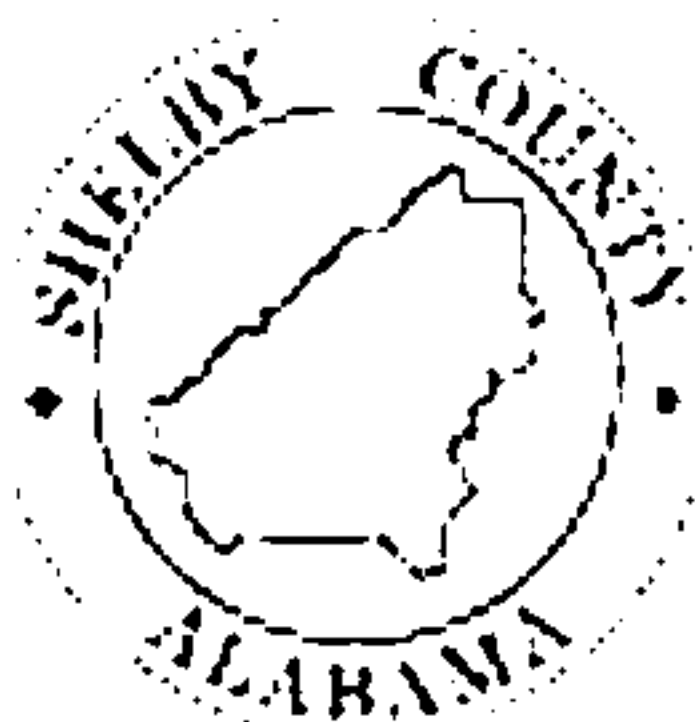
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 23, 2015

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/19/2015 11:19:03 AM
\$205.00 CHERRY
20150519000165400

[Signature]