

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James C. Malone, III
Harriet S. Malone
5068 Greystone Way
Hoover, AL 35242

20150805000270090

**STATE OF ALABAMA
COUNTY OF SHELBY**

**08/05/2015 02:30:26 PM
DEEDS 1/2**

Know All Men by These Presents: That in consideration of **Eight sixty four thousand and no/100 (\$864,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Janie Caperton and Marissa L. Williams Trustees or Their Successors in Trust, Under the Janie Caperton Living Trust, dated September 16, 2010, and any amendments thereto** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James C. Malone, III and Harriet S. Malone** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

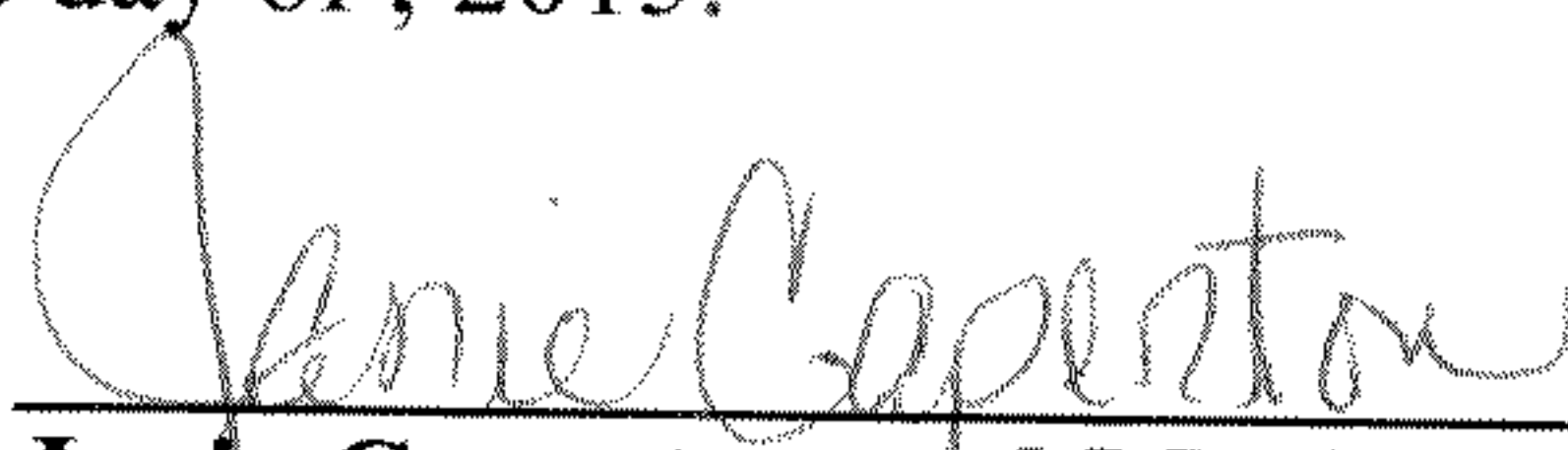
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, as joint tenants, with right 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor, by , its , who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this day of , 2015.



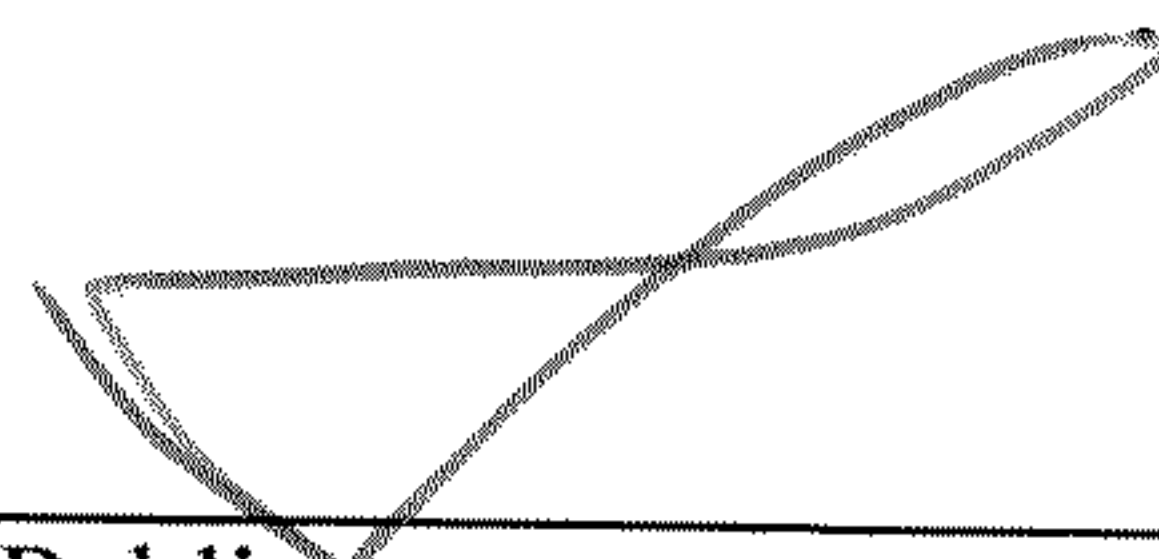
**Janie Caperton and Marissa L. Williams Trustees
or Their Successors in Trust, Under the Janie
Caperton Living Trust, dated September 16, 2010,
and any amendments thereto
By: Janie Caperton
Its: Co-Trustee**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Janie Caperton, whose name as Co-Trustee of Janie Caperton and Marissa L. Williams Trustees or Their Successors in Trust, Under the Janie Caperton Living Trust, dated September 16, 2010, and any amendments thereto, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she, as such co-trustee and with full authority executed the same voluntarily for and as act of said trust.

Given under my hand and official seal this 4th day of August, 2015.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017



Notary Public
My Commission Expires: 02-22-2017

Real Estate Sales Validation Form

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

Grantor's Name	Janie Caperton and Marissa L. Williams,	Grantee's Name	James C. Malone, III
Mailing Address	Trustees or their Successors in Trust, under the	Mailing Address	Harriet S. Malone
	Janie Caperton Living Trust dated September 16, 2010		5068 Greystone Way
	4312 Mountaindale Rd., Birmingham, AL 35213		Hoover, AL 35242
Property Address	5068 Greystone Way	Date of Sale	8/4/15
	Hoover, AL 35242	Total Purchase Price	\$864,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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02:30:26 PM DEEDS 2/2

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	

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	8/4/15	Print	B. Christopher Battles
Unattested		Sign	(Grantor/Grantee/Owner/Agent) circle one
	(verified by)		

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2015 02:30:26 PM
\$881.00 CHERRY
20150805000270090

[Signature]