

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

SEND TAX NOTICE TO:
Charles Welden
2013 Bridgelake Dr
Hoover, AL 35244

20150910000316900
09/10/2015 11:57:00 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Thirteen Thousand Five Hundred And No/100 Dollars (\$713,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Steve Groover, unmarried, and Cathie Groover, unmarried, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles R. Welden and Julia D. Welden (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 1, according to the Survey of Bridgelake Addition to Riverchase, as recorded in Map Book 13, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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 July 29, 2015.


Steve Groover


Cathie Groover

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Steve Groover and Cathie Groover, 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 29th day of July, 2015.


Notary Public

CHRISTA CROW KETCHUM
Notary Public - State of Alabama
My Commission Expires
August 26, 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 Steve Groover and Cathie Groover Grantee's Name Charles Welden
Mailing Address 2013 Bridgelake Dr Mailing Address _____
Hoover, AL 35244 _____

Property Address 2013 Bridgelake Dr
Hoover, AL 35244

Date of Sale July 29, 2015
Total Purchase Price \$713,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20150910000316900 09/10/2015 11:57:00
AM 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 - Steve Groover and Cathie Groover, 2013 Bridgelake Dr, Hoover, AL 35244.

Grantee's name and mailing address - Charles Welden, . . .

Property address - 2013 Bridgelake Dr, Hoover, AL 35244

Date of Sale - July 29, 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.

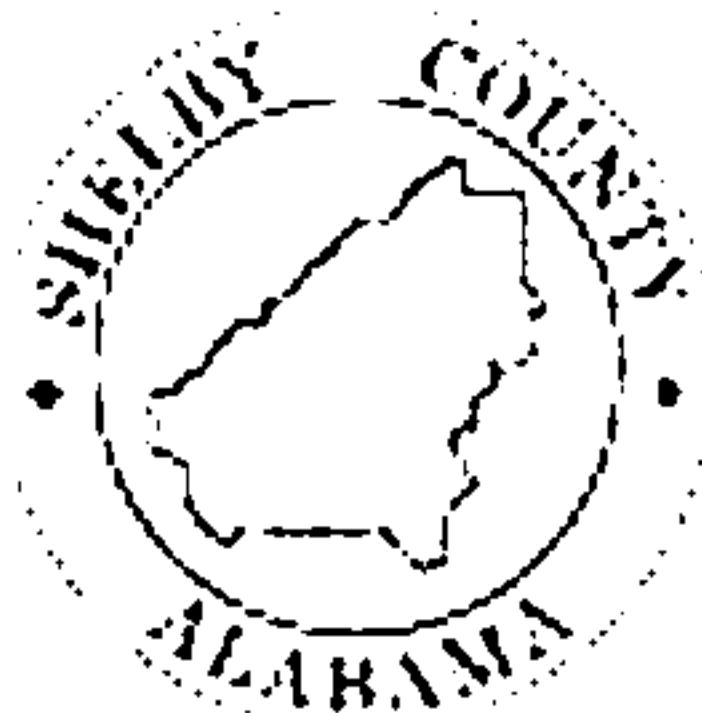
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: July 29, 2015

Sign Charles Welden
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/10/2015 11:57:00 AM
\$730.50 CHERRY
20150910000316900

James W. Fuhrmeister