

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

Send Tax Notice to: Bobby Maxena

(Name) and Crystal Kamella Maxena

(Address) 117 Tintern Abbey

Alabaster, AL 35007

Statutory Warranty Deed (Survivorship)

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$42,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **NORTH ALABAMA BANK, whose address is P. O. Box 669, Hazel Green, AL 35750** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BOBBY MAXENA and wife, CRYSTAL KAMELLA MAXENA, whose address is 117 Tintern Abbey, Alabaster, Alabama 35007** (herein referred to as grantees), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 50, according to the Map and Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

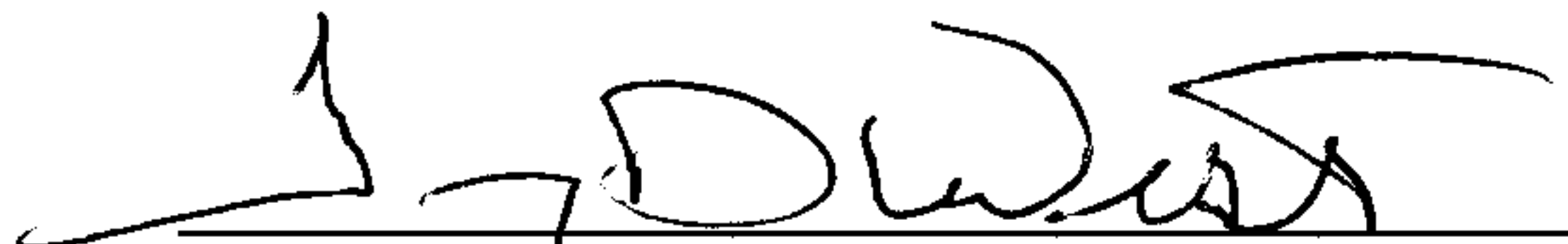
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2016 and subsequent years.
- Restrictive Covenants recorded in Inst. No. 2006-48485 and Inst. No. 2007-13687 and amended in Inst. No. 2012-10271.
- 75-foot building set back line on front and rear sides of said lot as shown on recorded map.
- 25-foot side set back lines as shown on recorded map.
- 10' drainage easement across East side of said lot as shown on recorded map.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF NORTH ALABAMA BANK, EXECUTED BY GRANTEES IN THE AMOUNT OF ~~\$38,250.00.~~

738,350. MGS

TO HAVE AND TO HOLD, to the said GRANTEES for and during the term of their lives and upon the death of either of them, to the survivor of them in fee simple, then to their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
27 day of October, 2015.

North Alabama Bank



(Seal)

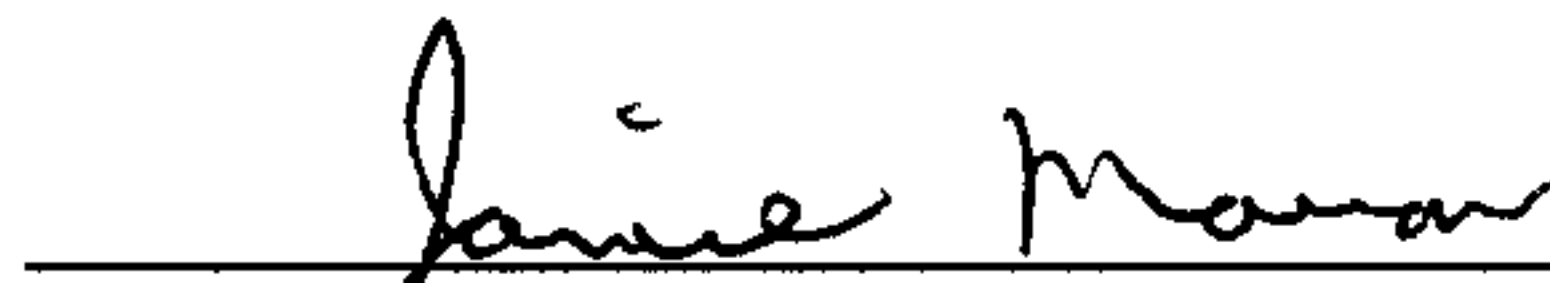
By: Terry D. West

Its: Executive Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry D. West whose name as Executive Vice-President of North Alabama Bank**, 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 27th day of October, 2015.



Notary Public

My Commission Expires: 12-9-2018


20151029000377870 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
10/29/2015 03:18:27 PM FILED/CERT



20151029000377870 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
10/29/2015 03:18:27 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name North Alabama Bank
Mailing Address P. O. Box 669
Hazel Green, AL 35750

Grantee's Name Bobby Maxena and Crystal Kamella Maxena
Mailing Address 117 Tintern Abbey
Alabaster, AL 35007

Property Address Lot 50 Maple Ridge
Shelby County, Alabama

Date of Sale Oct. 29, 2015
Total Purchase Price \$ 42,500.00
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
_____Sales Contract
XX Closing Statement

_____Appraisal
_____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 – 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 10/27/15

North Alabama Bank

Print Terry D. West
By: Terry D. West
Its: Executive Vice-President