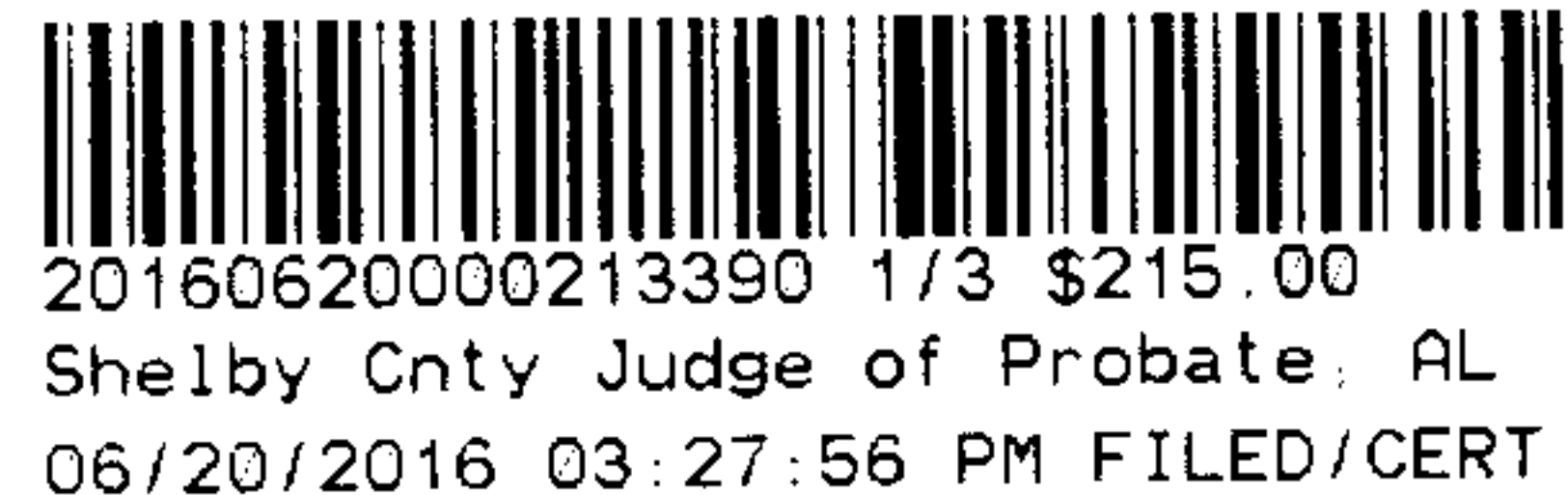


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Kevin and Tammy Stover
1062 Country Club Circle
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, VIRGINIA P. RICHMOND, an unmarried person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto KEVIN STOVER and TAMMY STOVER, as joint tenants with rights of survivorship, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 3416, according to the Map and Survey of Riverchase Country Club 34th Addition, as recorded in Map Book 15, page 32 A, B & C, in the Probate Office of Shelby County, Alabama.

Virginia P. Richmond is the surviving grantee of that certain deed recorded in Instrument 2009081300031219, in the Probate Office of Shelby County, Alabama; the other grantee, James C. McCroskey, having died on or about December 27, 2012.

Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/20/2016
State of Alabama
Deed Tax: \$195.00

Dated this 2 day of June, 2016.

Virginia P. Richmond
VIRGINIA P. RICHMOND



20160620000213390 2/3 \$215.00
Shelby Cnty Judge of Probate, AL
06/20/2016 03:27:56 PM FILED/CERT

STATE OF NC
Dare COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA P. RICHMOND 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of June, 2016.

Jennifer D. Housand
NOTARY PUBLIC:
My Commission Expires: 9/26/18

JENNIFER D. HOUSAND
Notary Public
Dare County, NC

Property Address:
1062 Country Club Cir.
Hoover, AL 35244

Grantee's Address:
1062 Country Club Cir.
Hoover, AL 35244q

Grantor's Address:
3100 Queensland Rd.
Raleigh, NC 27617

Real Estate Sales Validation Form

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

Grantor's Name Virginia P. Richmond
Mailing Address 3100 Queensland Rd.
Raleigh, NC 27617

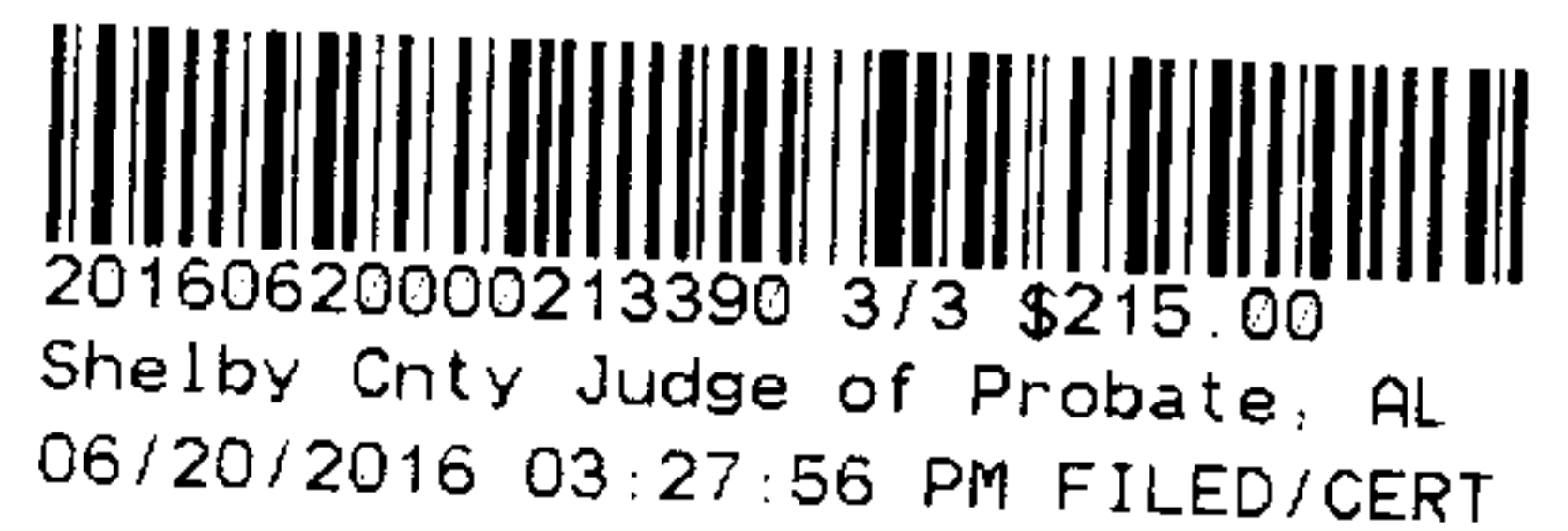
Grantee's Name Kevin & Tammy Stover
Mailing Address 1062 Country Club Cir.
Hoover, AL 35244

Property Address 1062 Country Club Cir.
Hoover, AL 35244

Date of Sale 6/2/16
Total Purchase Price \$ 520,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
 Bill of Sale
 Sales Contract
- Closing Statement
 Other



* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 6/2/16

Print John A. Gant

Sign *John A. Gant*
(Owner/ Agent) circle one