

STATE OF ALABAMA)
COUNTY OF SHELBY)

20160808000281310
08/08/2016 02:18:10 PM
DEEDS 1/3

STATUTORY WARRANTY DEED
(Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 --- Dollars, and other good and valuable considerations to the undersigned grantors, the receipt whereof is acknowledged, **SOUTHERN TITLE INSURANCE CORPORATION**, hereinafter called "Grantor", grants, bargains, sells and conveys unto **RICHARD RAY AND TAMMY RAY**, (hereinafter called "Grantees"), as joint tenants with right of survivorship the following described real property, situated in Montgomery County, Alabama, to-wit:

Exhibit "A" attached

This conveyance is subject to restrictions of record.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the materials and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of August 2016.

SOUTHERN TITLE INSURANCE CORPORATION

BY: [Signature]
ITS: Special Deputy Receiver

STATE OF VIRGINIA)
Richmond COUNTY)
CITY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN DRIVER COX whose name as Special Deputy Receiver of Southern Title Insurance Corporation, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, I, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5 day of AUGUST 2016.

Given under my hand this 5 day of AUGUST 2016.

Brian Lee Silverman
Notary Public

This instrument was prepared by:
J. Knox Argo.
6706 Taylor Circle
Montgomery, AL 36117
(334) 279-0088, File Number 2016-105

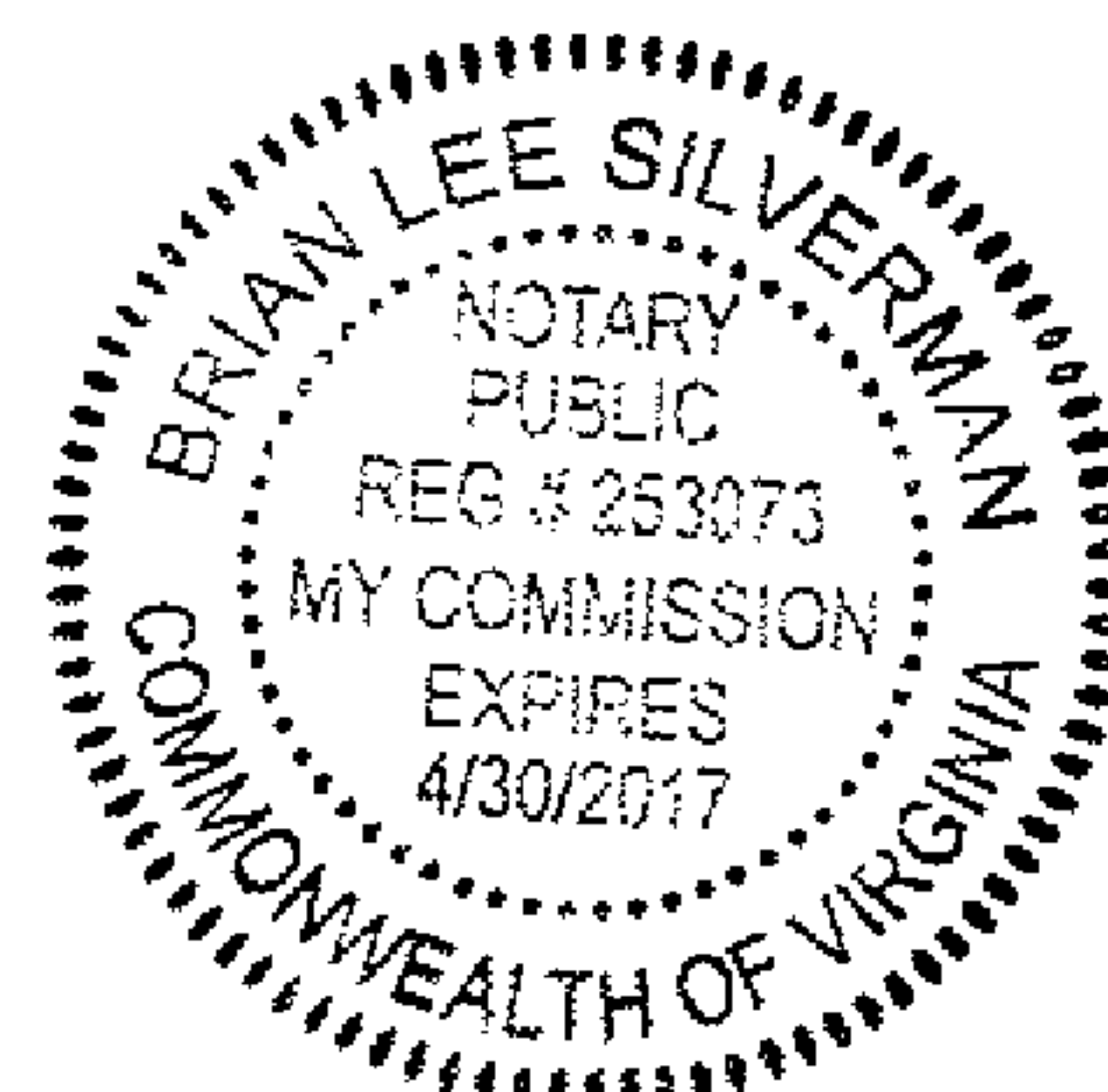


Exhibit A

Commence at the southeast corner of Section 13, Township 21 south, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of said Section 13 a distance of 453.22' to a point; Thence turn 88 degrees 39 minutes 32 seconds left and run westerly 270.32' to a steel rebar corner and the point of beginning of the property being described; Thence continue along last described course 327.39' to a steel rebar corner; Thence turn 90 degrees 04 minutes 07 seconds right and run northerly 620.00' to a steel rebar corner on the south margin of Shelby County Highway No. 26 in a curve to the right; thence turn 93 degrees 35 minutes 59 seconds right to chord and run easterly along the chord of said highway curve a chord distance of 314.65' to a steel rebar corner; Thence turn 85 degrees 07 minutes 43 seconds right from chord and run southerly 600.00' to the point of beginning, containing 4.51 acres.

Real Estate Sales Validation Form

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

Grantor's Name Southern Title Insurance Corp Grantee's Name Richard + Tammy Ray
 Mailing Address PO Box 1197 Mailing Address 9085 Highway 26
Richmond, VA 23218 Columbia, AL 36051

Property Address 5560 Highway 26 Date of Sale 8/5/16
(Columbia, AL) Total Purchase Price \$ 27,000
 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
☒ 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 8/5/16

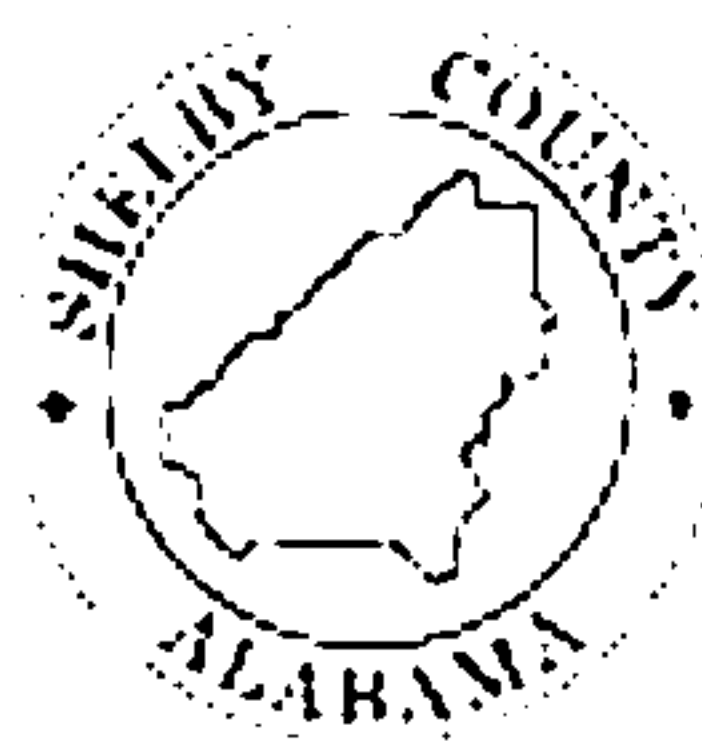
Print John O. Cox Special Deputy Receiver

☐ Unattested

Brian Lee Sullivan Sign
 (verified by)

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/08/2016 02:18:10 PM
 \$48.00 CHERRY
 20160808000281310

[Signature]