

Send tax notice to:
Chase D. Jones & Kristen D. Jones
448 Waterford Cove Trail
Calera, AL 35040
PEL1600537

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20161114000418840
11/14/2016 01:23:38 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Douglas Wright and Wendy Wright, Husband and Wife, whose mailing address is: P.O. Box 532, Shelby, AL 35143** (hereinafter referred to as "Grantors"), by **Chase D. Jones and Kristen D. Jones** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 711, according to the Survey of Waterford Cove Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

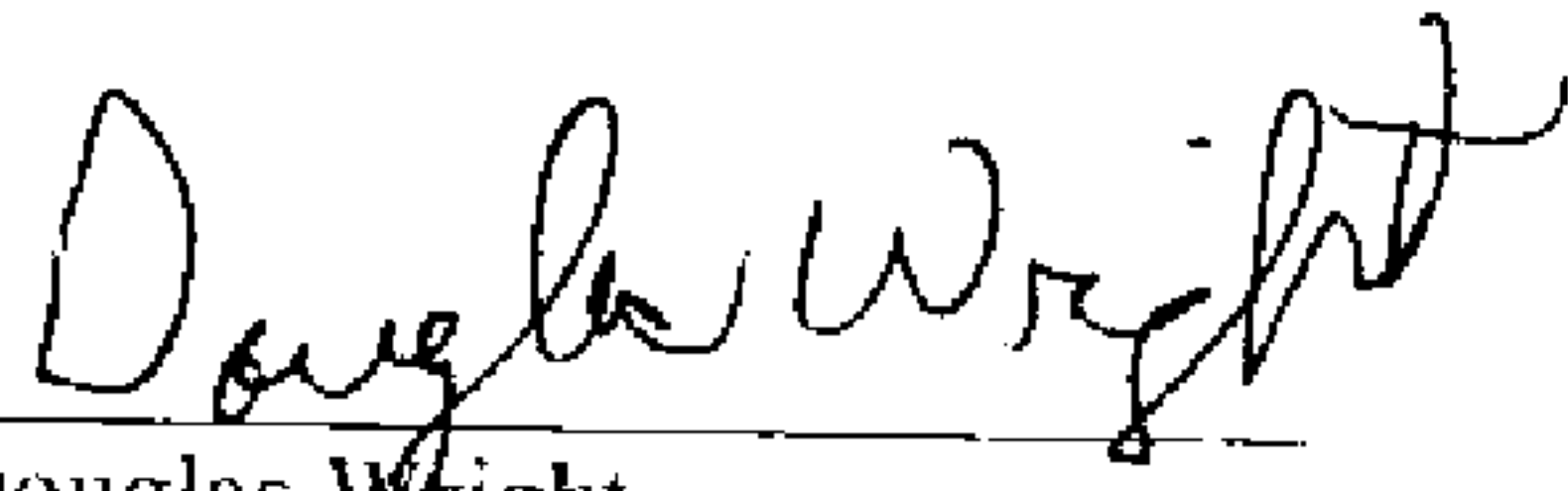
\$171,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

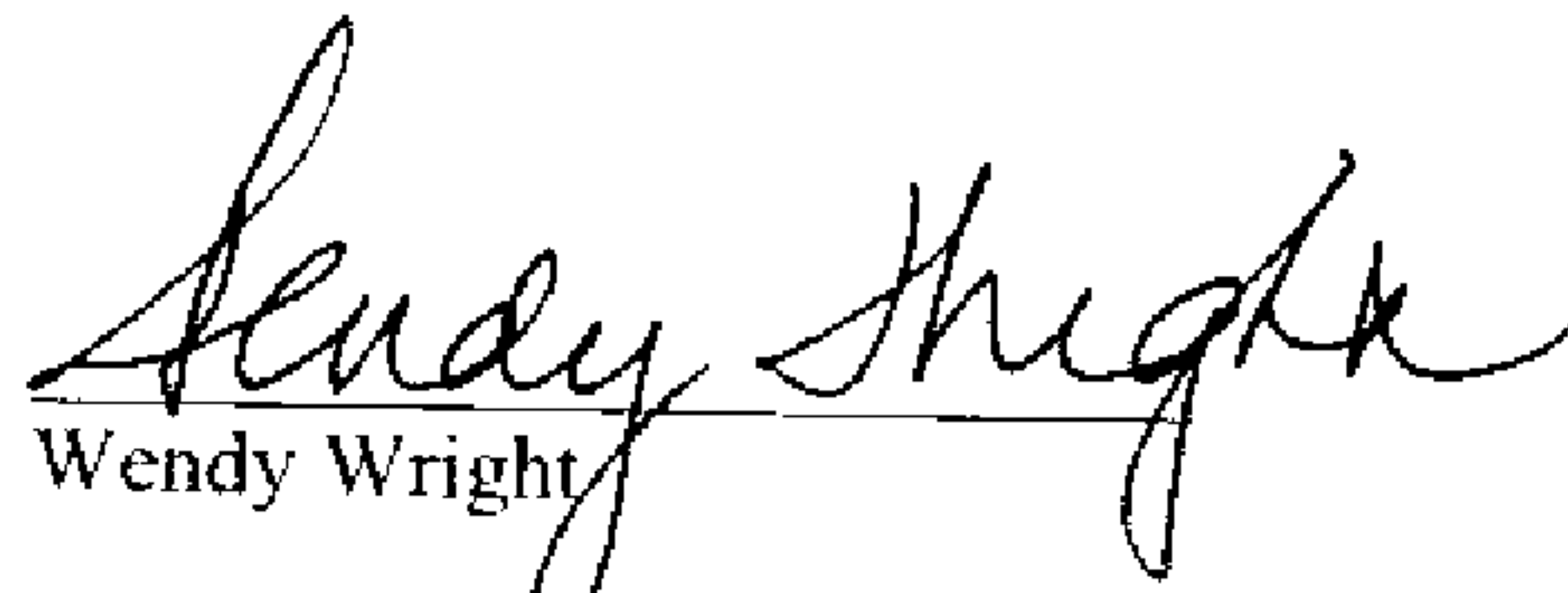
\$5250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Douglas Wright and Wendy Wright have hereunto set their signatures and seals on November 10, 2016.

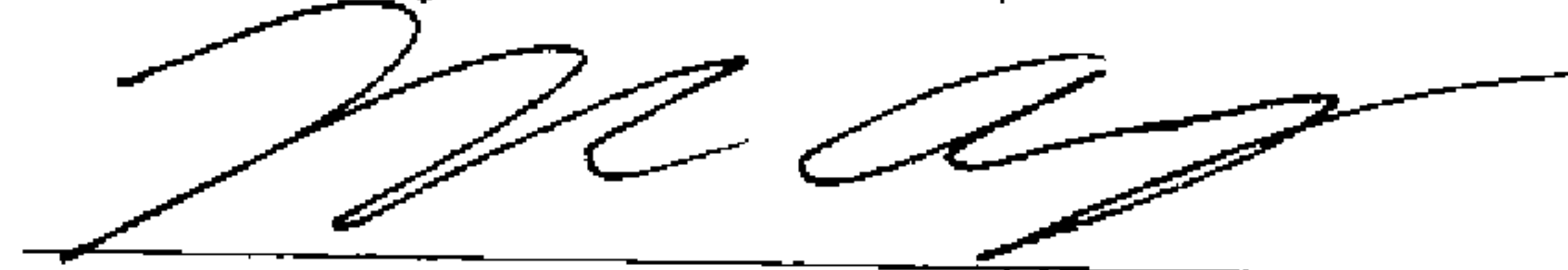

Douglas Wright


Wendy Wright

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Wright and Wendy Wright, Husband and Wife, whose name 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 said instrument. they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of November, 2016.



Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20

(NOTARIAL SEAL)

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

Real Estate Sales Validation Form

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

Grantor's Name Douglas Wright
Mailing Address 448 Waterford Trail
PO Box 530
Shelby AL 35143

Grantee's Name Chase D Jones
Mailing Address Kristen D Jones
448 Waterford Trail
Caleva AL 35040

Property Address 448 Waterford Trail
Caleva AL 35040

Date of Sale 11/10/16
Total Purchase Price \$ 175,000

or
Actual Value \$

or
Assessor's Market Value \$

20161114000418840 11/14/2016 01:23:38 PM DEEDS 3/3

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 11/10/16

Print Mark Akpouy

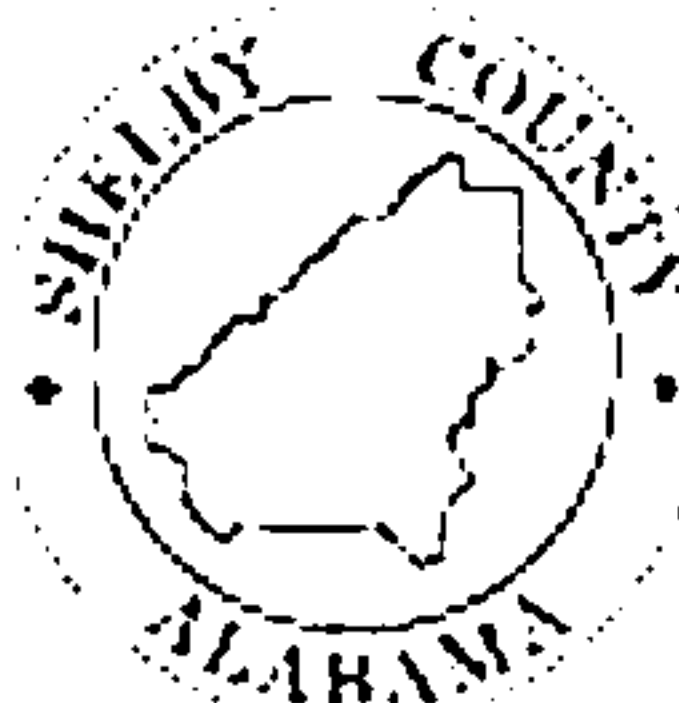
Unattested

Sign [Signature]

(verified by)

(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
11/14/2016 01:23:38 PM
\$22.00 CHERRY
20161114000418840

[Signature]