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This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO: Robert Nicholas Watkins and Elizabeth C. Watkins 5051 Applecross Road Birmingham, AL 35242

WARRANTY DEED

| STATE OF ALABAMA |) |
|------------------|---|
| |) |
| SHELBY COUNTY |) |

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Two Thousand And No/100 Dollars (\$172,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Hazel Randolph, an unmarried woman, by Wendell D. Waldrop, her Attorney-in-Fact (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Nicholas Watkins and Elizabeth C. Watkins (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 7, Block 3, according to the survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Sixty-Six Thousand Eight Hundred Forty And No/100 Dollars (\$166,840.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Five Thousand One Hundred Sixty And No/100 Dollars (\$5,160.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Hazel Randolph is the surviving Grantee as designated within that certain Warranty Deed recorded in Book 303, Page 602, George F. Randolph having died on or about August 13, 2012.

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 February 27, 2014.

Hogel Randolph by Wendell D. Waldrop, her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wendell D. Waldrop, whose name as Attorney-in-Fact for Hazel Randolph, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said Principal.

TARY

Feb. 9, 2015

Given under my hand and official seal on the 27th day of February, 2014.

Notary Public Commission Expires:

FILE NO.: TS-1302206

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Real Estate Sales Validation Form

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

| Grantor's Name | Hazel Randolph | | Robert Nicholas Watkins and Elizabeth C. Watkins 47 Booth Estates Tuscaloosa, AL 35473 | | |
|------------------|---|-------------------------------------|---|-----------------------------------|--|
| Mailing Address | 5051 Applecross Road Birmingham, AL 35242 | Mailing Address | | | |
| Property Address | 5051 Applecross Road Birmingham, AL 35242 | Date of Sale Total Purchase Pric | | February 27, 2014 \$172,000.00 | |
| | | Actual Value | 9 | <u>\$</u> | |
| | | Or | | | |
| | | Assessor's Market Value | | <u>\$</u> | |
| • | ce or actual value claimed on to ordation of documentary evider | | the folic | owing documentary evidence | |
| Bill of Sale | | Appraisal | | | |
| Sales Contra | ct | Other: | | | |
| X Closing State | ment | | | | |

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 - Hazel Randolph, 5051 Applecross Road, Birmingham, AL 35242.

Grantee's name and mailing address - Robert Nicholas Watkins and Elizabeth C. Watkins, 47 Booth Estates, Tuscalcosa, AL 35473.

Property address - 5051 Applecross Road, Birmingham, AL 35242

Date of Sale - February 27, 2014.

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 <u>Code of Alabama 1975</u> & 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 <u>Code of Alabama 1975</u> & 40-22-1 (h).

Date: February 27, 2014

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Agent

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Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 03/03/2014 11:28:21 AM \$18.00 CHERRY

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