

20170519000175930
05/19/2017 02:44:04 PM
DEEDS 1/3

This Instrument was Prepared by:

D Barron Lakeman, LLC
1523 Marie Loop
Auburn, AL 36830
File No.: 170113

Send Tax Notice To: Ivin J. Watkins
Whitney Alexandria Watkins
232 Lorrin Lane
Sterrett, AL 35147

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Two Thousand Five Hundred Dollars and No Cents (\$202,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Coleman Powell, an unmarried man**, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ivin J. Watkins and Whitney Alexandria Watkins** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 232 Lorrin Lane, Sterrett, AL 35147**; to wit;

Lot 40 of The Villages of Westover Sector 1, according to Map Book 39, Pages 9A and 9 B as recorded in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$198,831.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of May, 2017.


Thomas Coleman Powell

State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Thomas Coleman Powell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

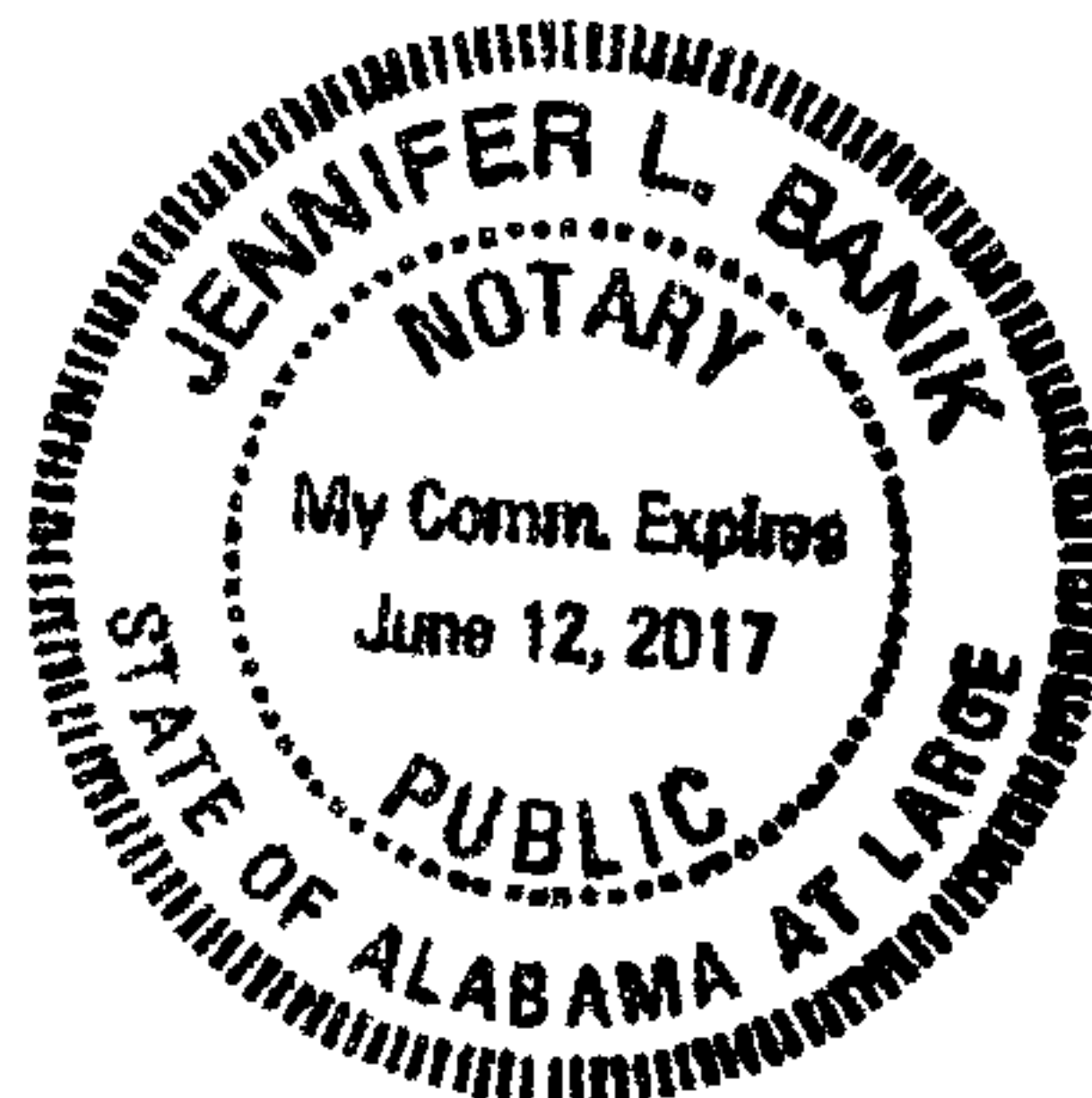
Given under my hand and official seal this the 15th day of May, 2017.



Notary Public, State of Alabama

Jennifer Banik

My Commission Expires: 6/12/17



Real Estate Sales Validation Form

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

Grantor's Name Thomas Coleman Powell
 Mailing Address 232 Lorrin Lane
Sterrett, AL 35147

Grantee's Name Ivin J Watkins & Whitney Alexandria
 Mailing Address Watkins
232 Lorrin Lane
Sterrett, AL 35147

Property Address 232 Lorrin Lane
Sterrett, AL 35147

Date of Sale 05/15/2017
 Total Purchase Price \$ 202,500.00
 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
☐ 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 05/18/2017

Print Jim McLean



ted

Filed and Recorded
 Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
 County Clerk (verified by)
 Shelby County, AL
 05/19/2017 02:44:04 PM
 \$25.00 DEBBIE
 20170519000175930

Sign

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

Form RT-1