

Send tax notice to:

LINDA F. JOLLEY  
4181 CROSSINGS LANE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012327

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Eight Thousand Five Hundred and 00/100 Dollars (\$248,500.00) in hand paid to the undersigned, ERIC E. WALKER and LORA H. WALKER, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by LINDA F. JOLLEY (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 309, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS THIRD SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENT(S) , BUILDING LINES(S) AND RESTRICTIONS(S) AS SHOWN ON THE RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 233, PAGE 700; VOLUME 216, PAGE 29, AND VOLUME 282, PAGE 115.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 142, PAGE 148.
5. RIGHT OF WAY GRANTED TO THE CITY OF HOOVER RECORDED IN INST. NO. 2000-40742, INST. NO. 2000-40741 AND INST. NO. 2000-25988.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 2002-02381 AND INST. NO. 2004-5776.

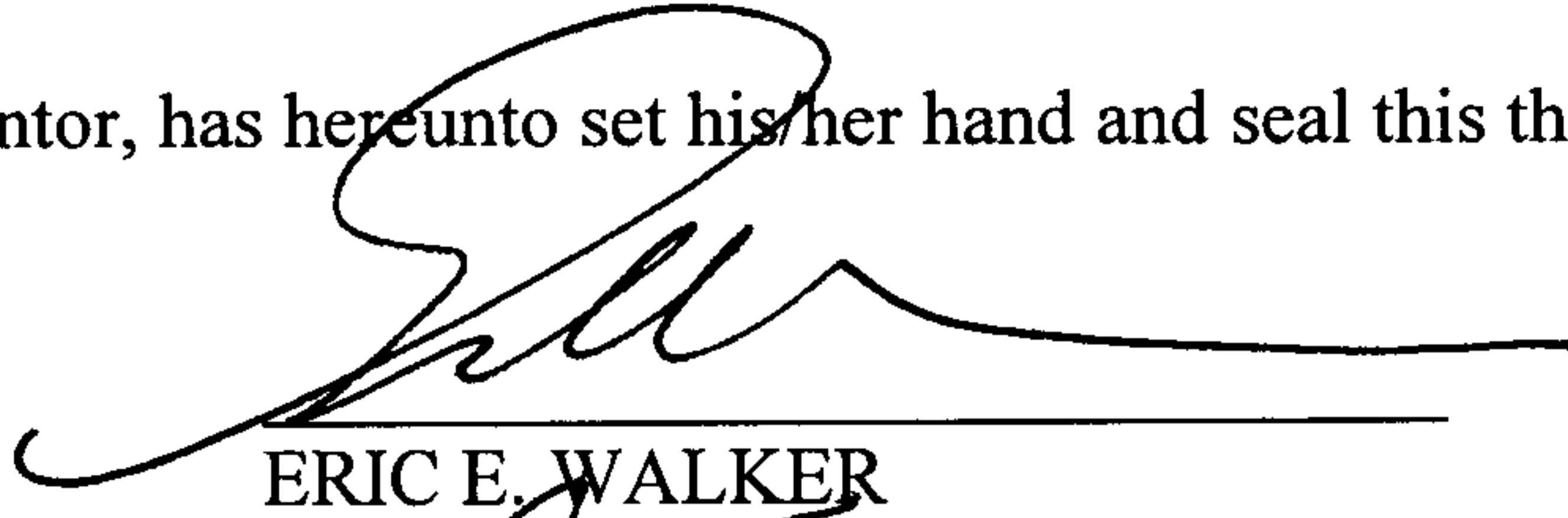
\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



20120823000315340 1/3 \$116.50  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:55:17 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12th day of July, 2012.



ERIC E. WALKER



LORA H. WALKER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIC E. WALKER and LORA H. WALKER, whose name 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 the said instrument, she executed the same voluntarily on the day the same bears date.


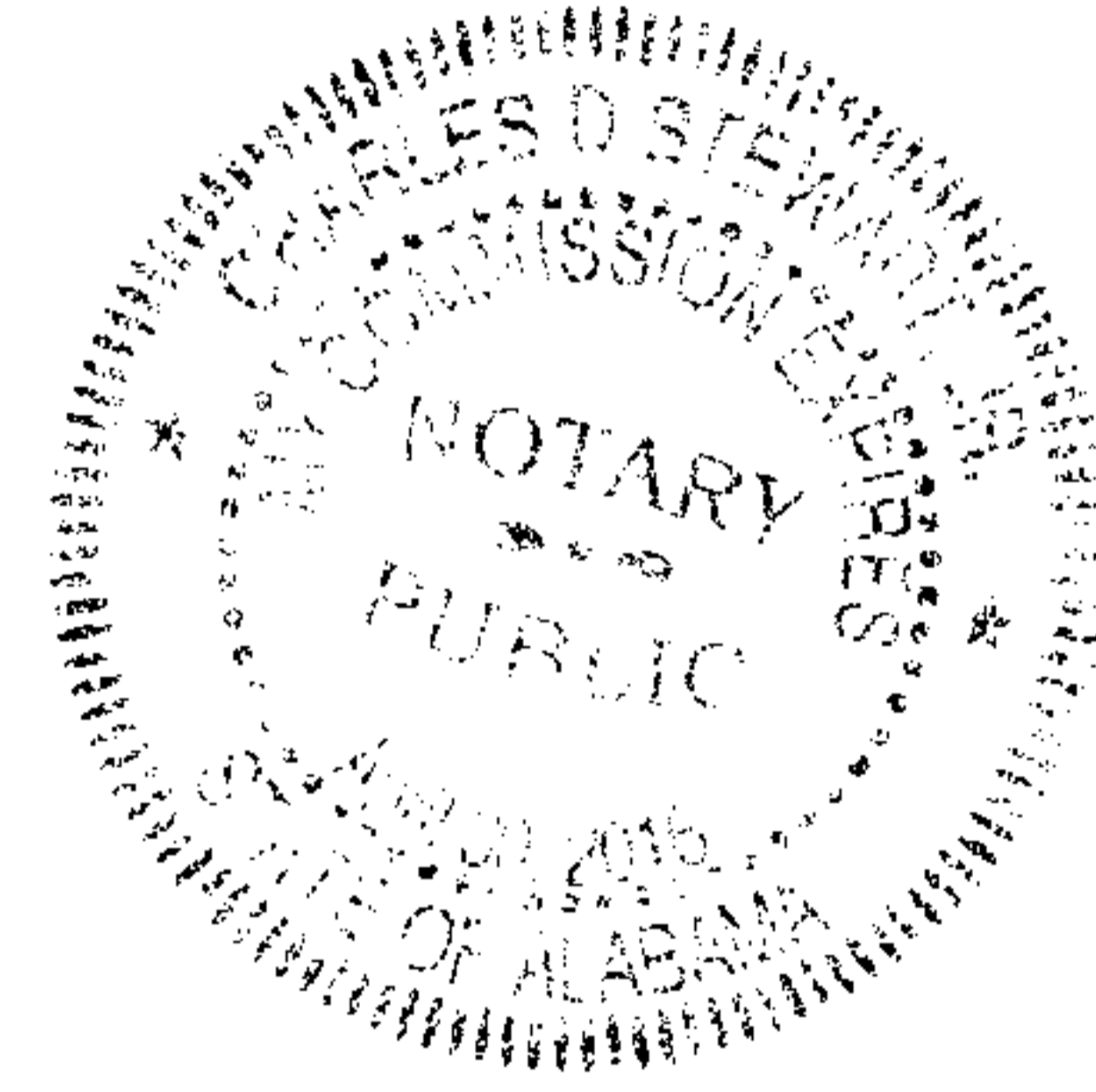
Given under my hand and official seal this the 12th day of July, 2012.



Notary Public

Print Name:

Commission Expires:



20120823000315340 2/3 \$116.50  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:55:17 AM FILED/CERT

Shelby County, AL 08/23/2012  
State of Alabama  
Deed Tax: \$98.50



20120823000315340 3/3 \$116.50  
 Shelby Cnty Judge of Probate, AL  
 08/23/2012 08:55:17 AM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name Lora H. Walker  
 Mailing Address 6321 Yellowhammer Dr  
Pineville AL 35124

Grantee's Name Linda F. Jolley  
 Mailing Address 4181 Crossings Lane  
Birmingham, AL 35242

Property Address 4181 Crossings Lane  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 248,500.00

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 \_\_\_\_\_

Print Julie A. England

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign Julie A. England  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

8th COUNTY OF SHELBY  
 DAY OF AUGUST, 2012.

Form RT-1

NOTARY PUBLIC