

**This Document Prepared by:**

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**Send Tax Notice to:**

Jane White  
5428 Palomino Trail  
Birmingham, AL 35242

File number DAB12-552

**THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty-  
~~three~~ <sup>thirty</sup> thousand ~~nine~~ <sup>three</sup> hundred and No/100 DOLLARS (~~\$53,900.00~~ <sup>\$59,300.00</sup>), and other valuable  
considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the  
receipt whereof, is hereby acknowledged we, Judy J. Watkins a married woman and Michael T.  
Johnson, a married man, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN,  
SELL AND CONVEY unto Jane White, (herein referred to as GRANTEE), her heirs, successors  
and assigns in fee simple, the following described real estate situated in the County of Shelby,  
and State of Alabama, to-wit:

Lot 6 in Block 2, according to the Map known as K. B. Nickerson's survey on  
Helena Road, as recorded in Map Book 3 on page 116 in the Probate Office of  
Shelby County, Alabama.

The grantors herein warrant that the land conveyed is not the homestead of the  
grantors nor is it the homestead of the grantors' respective spouses.

Source of title: Instrument number 20090819000319920

**SUBJECT TO:**

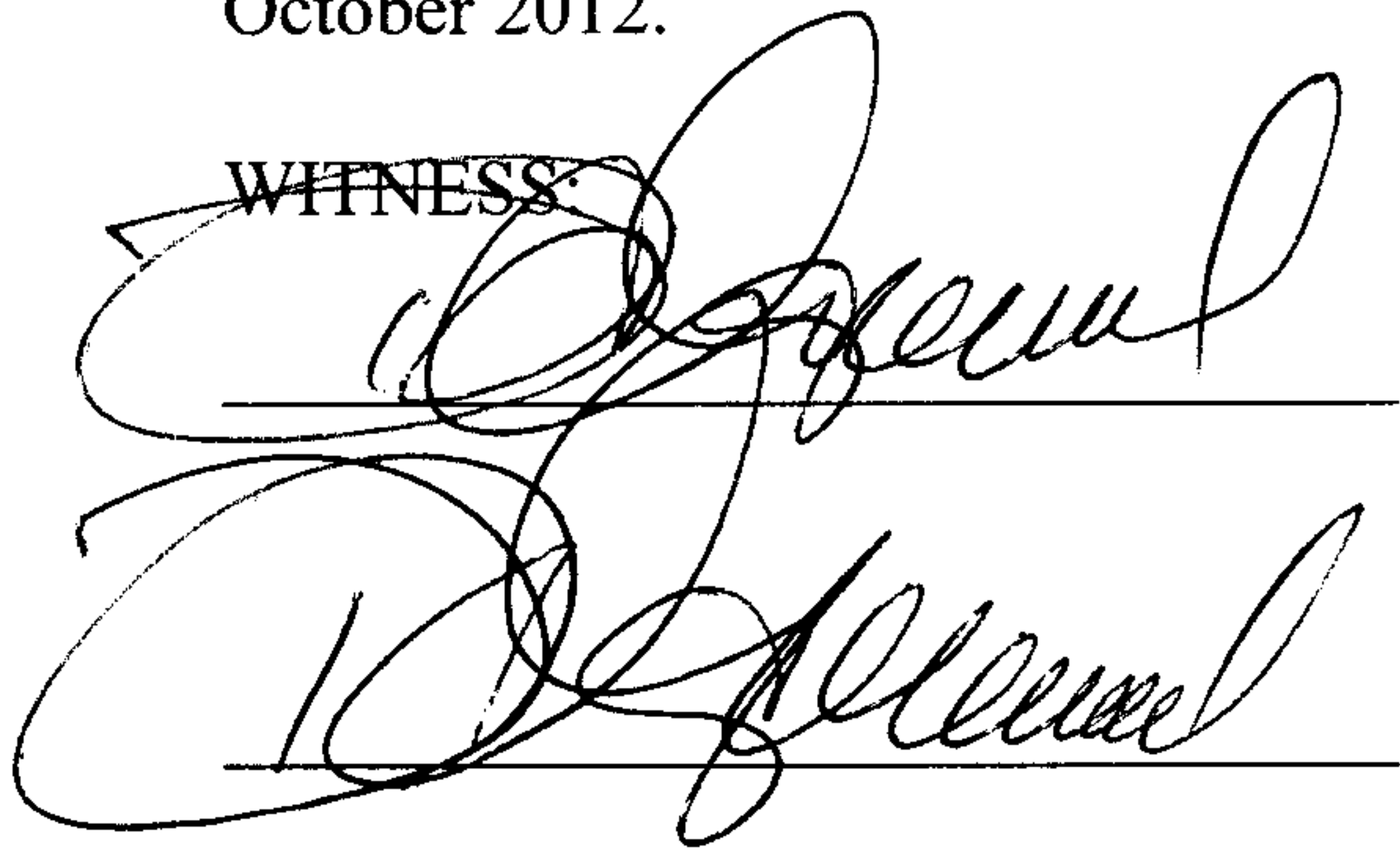
1. 2013 and subsequent years' ad valorem taxes.
2. That certain deed from Thomas W. Johnson and June Ingram Johnson to Judy J. Watkins and Michael T. Johnson dated the 28th day of July 2008 and recorded in instrument number 2008072800303180.
3. Encroachment upon the land the described in Schedule A on the extreme northwest corner by driveway as shown on the survey as recorded in Book 011 page 904 and as shown on survey of Rodney Shifflet Surveying dated 10/17/12.
4. Encroachment of the driveway upon abutting property to the east of the land described in Schedule A as shown on survey of Rodney Shifflett Surveying dated 10/17/12.

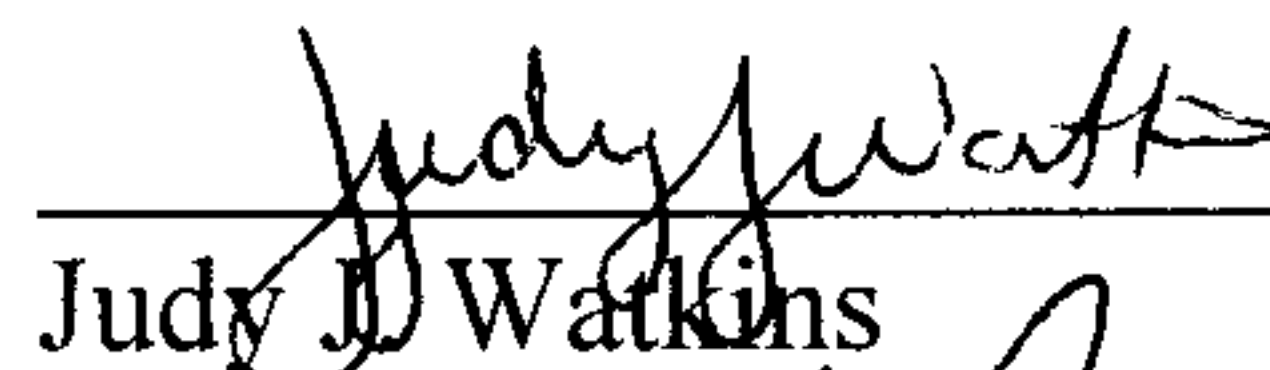
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, his heirs,  
successors and assigns FOREVER.

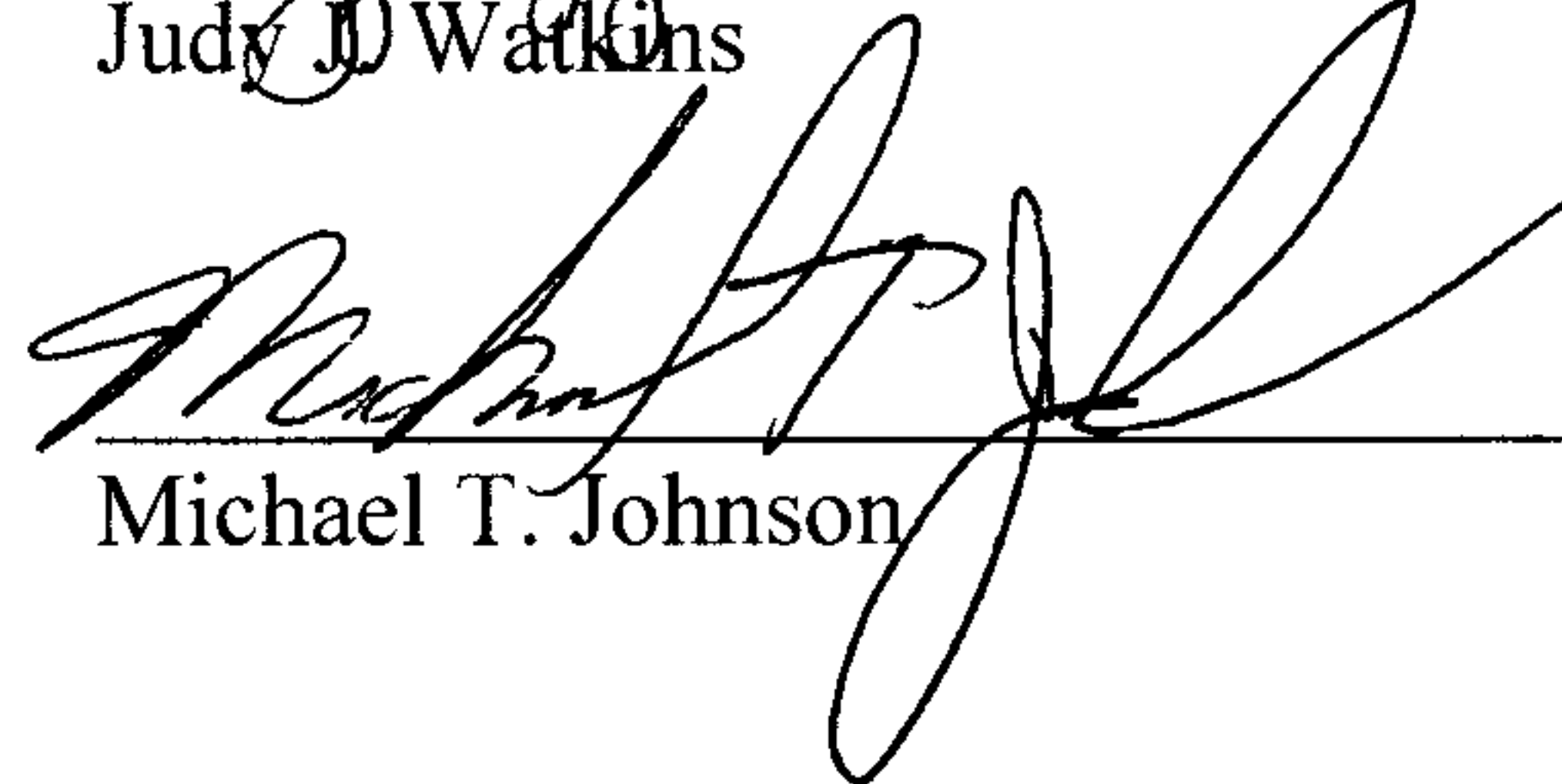
And GRANTORS do covenant with the said GRANTEE, her heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, her heirs, successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31 day of October 2012.

WITNESS:



 (L.S.)  
Judy J. Watkins

 (L.S.)  
Michael T. Johnson

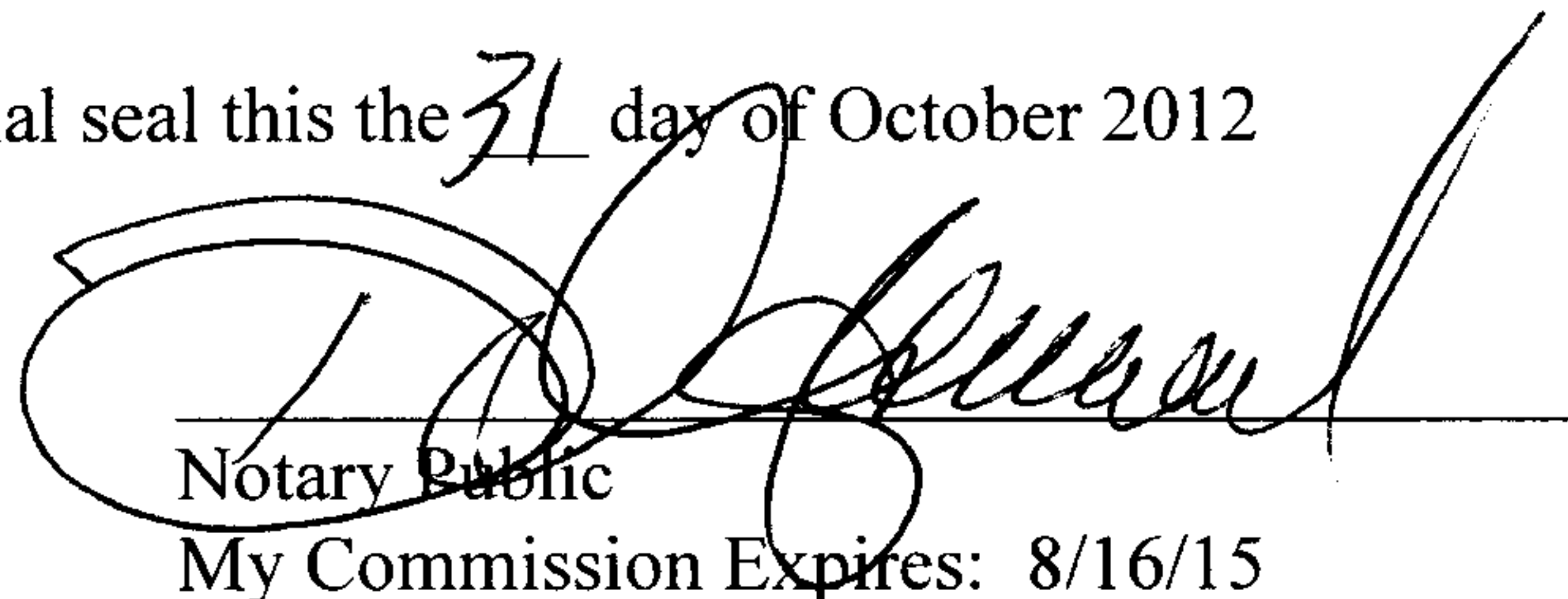
THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )


I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Judy J. Watkins and Michael T. Johnson whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of October 2012

SEAL



  
Notary Public  
My Commission Expires: 8/16/15

  
20121101000420550 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 02:35:22 PM FILED/CERT

Shelby County, AL 11/01/2012  
State of Alabama  
Deed Tax:\$12.00



## REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Judy J. Watkins

1268 Willow Creek Place

Alabaster, AL 35007

Michael T. Johnson

194 Winterhaven Drive

Alabaster, AL 35007

Property Address:

621 1<sup>st</sup> Avenue West

Alabaster, AL 35007

Grantee's Name and Mailing Address:

Jane White

5428 Palomino Tr.

Birmingham, AL 35242

Date of Sale: 10/31/2012

Total Purchase Price: \$59,300.00

Loan amount: \$47,440.00

The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Jane White

Name: Jane White

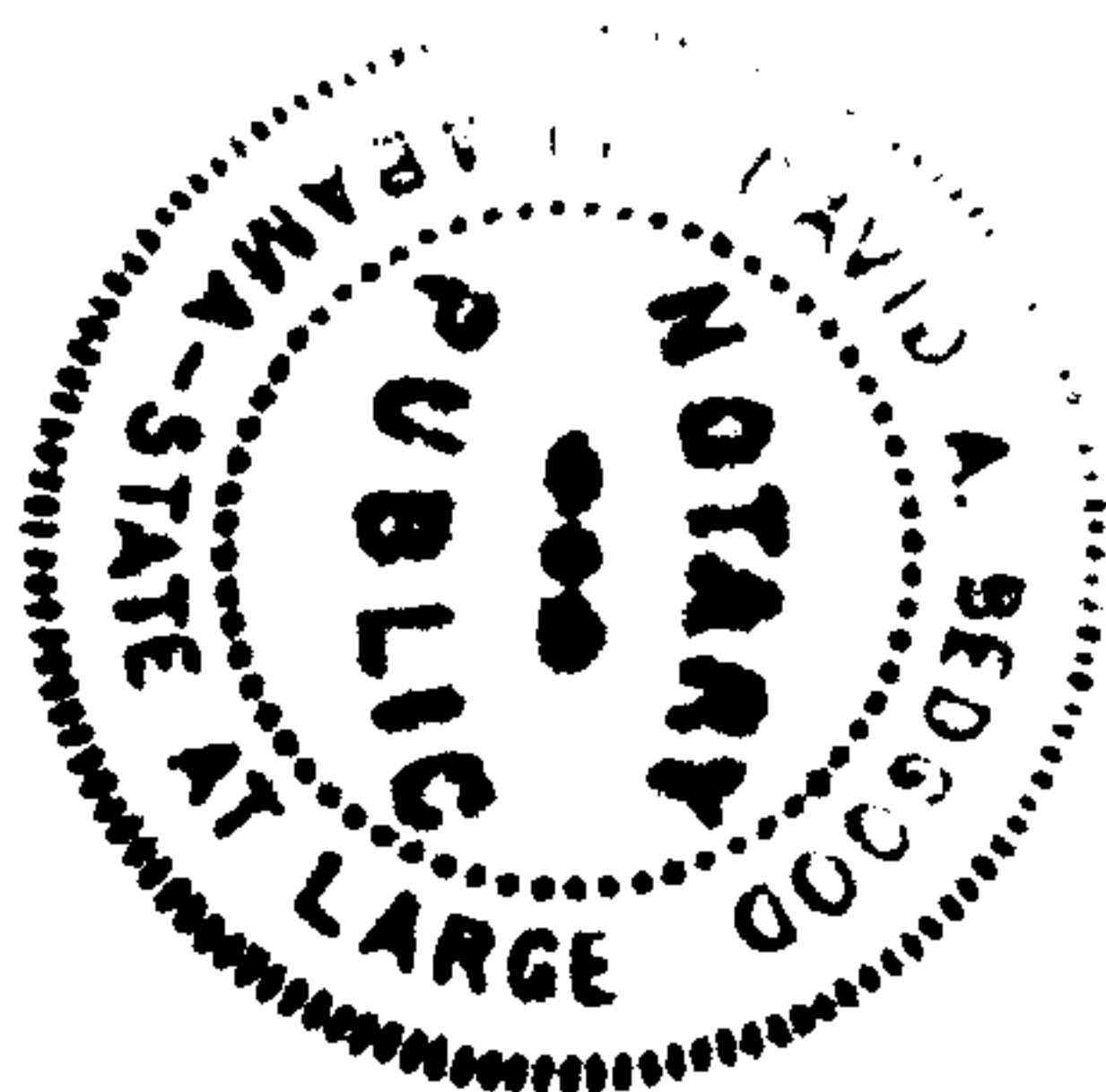
Date: 10/31/2012

Sworn to and subscribed before me on this the 31<sup>st</sup> day of October 2012.

[Signature]

Notary Public

My commission expires: 8/16/15



20121101000420550 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
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