

20121219000485860 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/19/2012 03:16:47 PM FILED/CERT

Shelby County, AL 12/19/2012
State of Alabama
Deed Tax: \$15.00

Send tax notice to:
James Walker Schultz
C/O Dixie Walker
2172 Highway 31 South
Pelham, AL 35124

This Instrument Prepared by:
Frances J. Walker
2172 Highway 31 South
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY SHELBY**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That, for and pursuant to the will of the Estate of Harold R. Walker and other good and valuable consideration this day in hand paid to the undersigned, Frances J. Walker, Executrix and devisee of the Estate of Harold R. Walker, deceased, Baldwin County Probate Case No. 28619 (hereinafter referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged.

Grantor does, by these presents, give, grant, bargain, sell and convey unto Grantee, James Walker Schultz, a married man, (hereinafter referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Green Valley 5th Sector, Lot 1, ~~M&P BOOK 09, PAGE 092~~

SUBJECT TO: ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS, BUILDING SETBACK LINES, EASEMENTS AND RESERVATIONS OF RECORD, AND MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are 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, and their heirs, executors, administrators and assigns will forever warrant and defend the same against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature on this the 12 day of December.

Debbie Kragg
Witness:

Frances J. Walker
Frances J. Walker, Executrix and Devisee
HAROLD R. WALKER ESTATE, deceased
Baldwin County Probate Case No. 28619

**STATE OF ALABAMA;
COUNTY OF SHELBY**

I, THE UNDERSIGNED, a Notary Public in and for said County and State, hereby certify that FRANCES J WALKER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this 19th day of December that being informed of the contents of the said instrument, they executed the same voluntarily.
2012 Given under my hand and official seal this the 19th day of December 2012.

My Commission Expires:

8/5/14

Merlita Thayer Green
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Frances J Walker
Mailing Address Executrix of Harold E Walker
Estate, 2172 Hwy 31 So.
Pelham, AL 35124

Grantee's Name JAMES WALKER SCHULTZ
Mailing Address c/o Dixie Walker
2172 Highway 31 So
Pelham, AL 35124

Property Address N/A
Green Valley
Lot 1

Date of Sale 12-19-12
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 15,000.00

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 TAX ASSESSOR'S OFFICE

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 12/19/12

Print Dixie Walker

Unattested

Sign

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

(verified by)



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Form RT-1