

20130410000148380 1/5 \$264.00
Shelby Cnty Judge of Probate, AL
04/10/2013 02:07:56 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SOURCE OF TITLE
20051013000534420
BOOK: _____ PAGE: _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CEASEAR A. WALKER and VIVIAN D. WALKER, husband and wife, and LATRESCA D. WALKER, an unmarried woman (herein, "Grantor"), whose address is 539 Woodbridge Trace, Chelsea, AL 35043, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CEASEAR A. WALKER and VIVIAN D. WALKER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 539 Woodbridge Trace, Chelsea, AL 35043, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 539 Woodbridge Trace, Chelsea, AL 35043

SOURCE OF TITLE: Instrument Number 20051013000534420

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 1 day of March, 2013.

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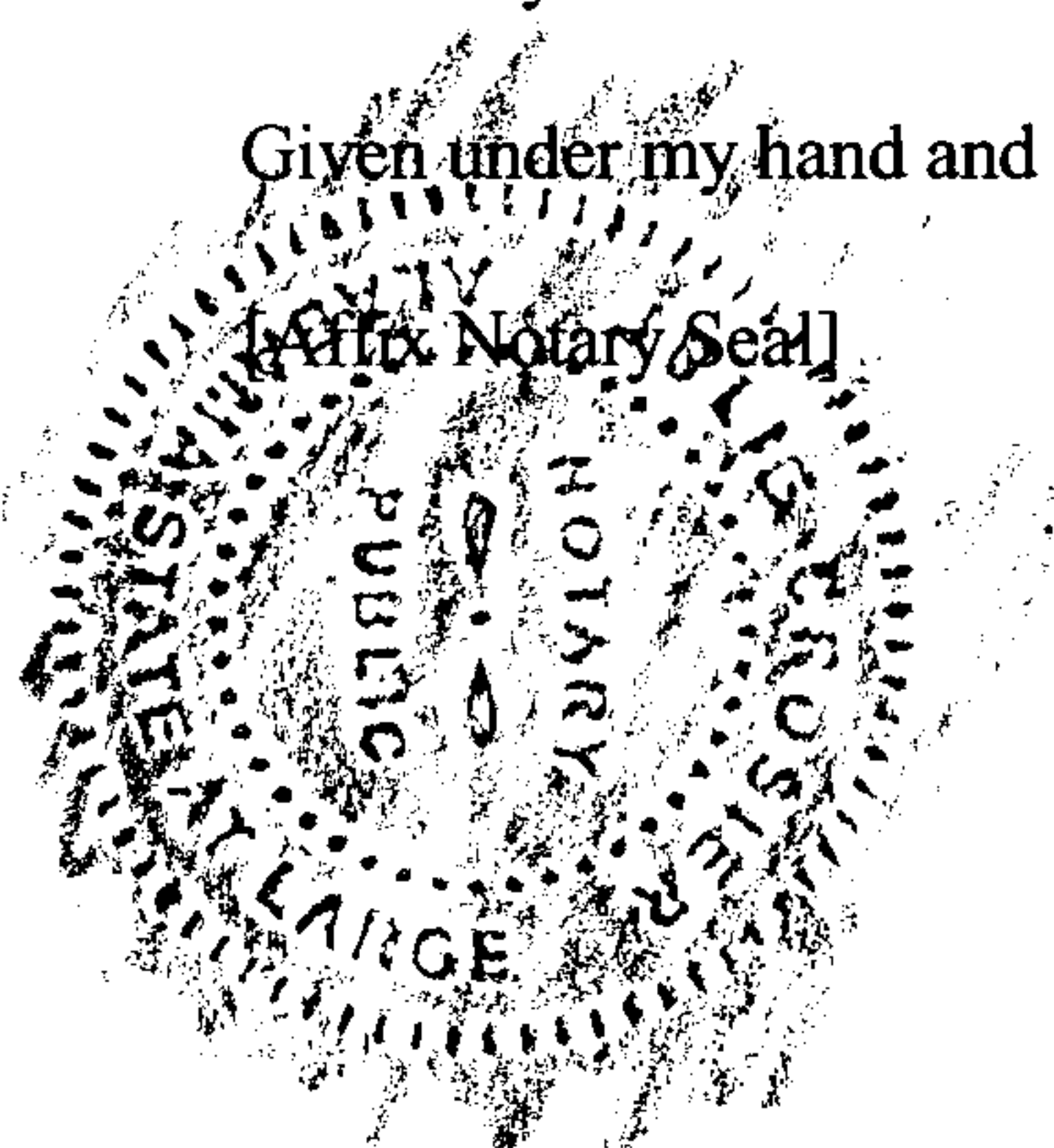
GRANTOR:

Ceasear A Walker (SEAL)
Ceasear A. Walker

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Ceasear A. Walker, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of MARCH, 2013.



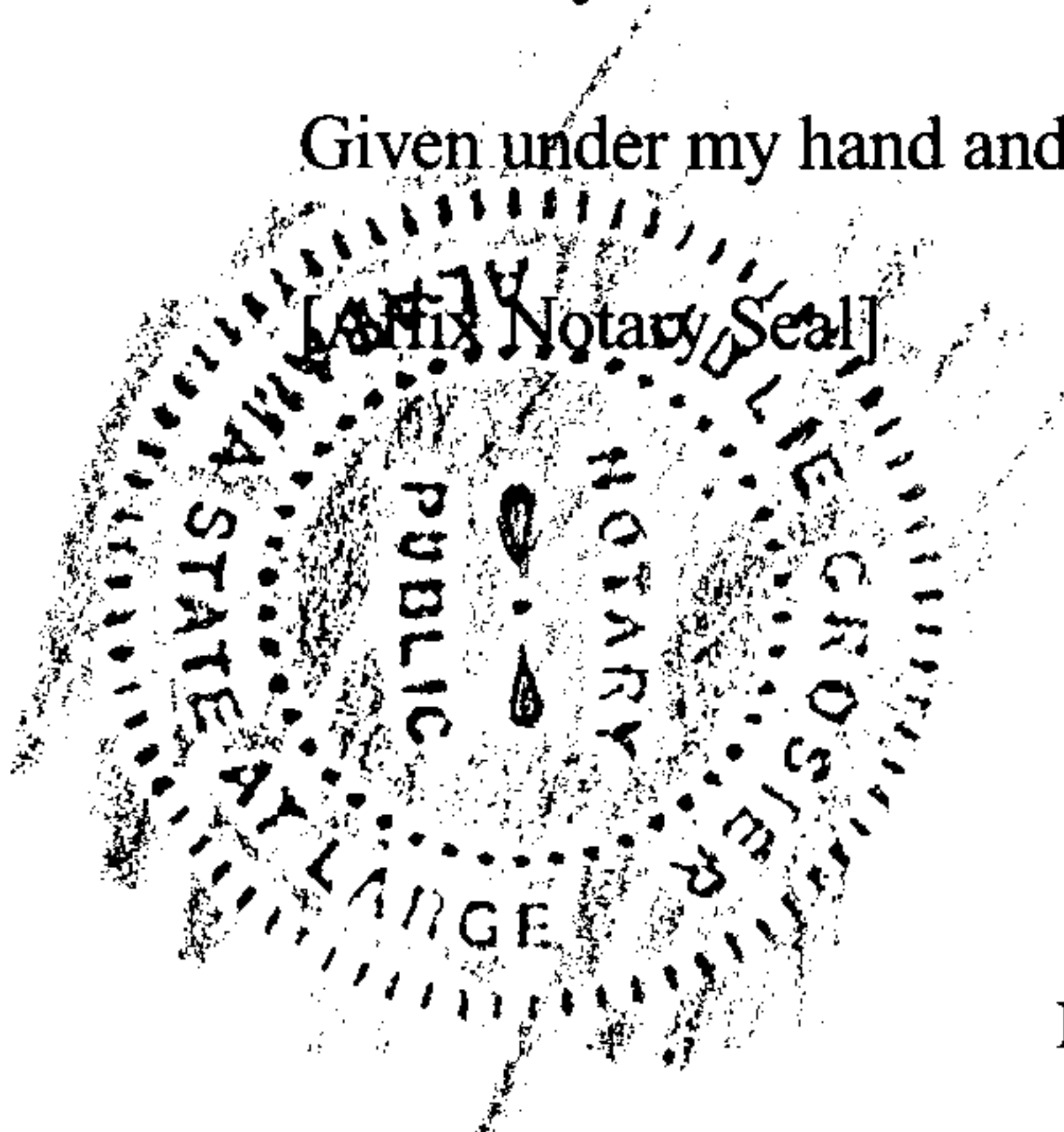
Julie Crossie
SIGNATURE OF NOTARY PUBLIC
My commission expires: JAN 19th 2014

Vivian D. Walker (SEAL)
Vivian D. Walker

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Vivian D. Walker, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of MARCH, 2013.



Julie Crossie
SIGNATURE OF NOTARY PUBLIC
My commission expires: JAN 19th 2014

Property address: ~~XXXXXX XXXXXX XXXXX~~
539 Woodbridge Trace, Chelsea, AL 35043

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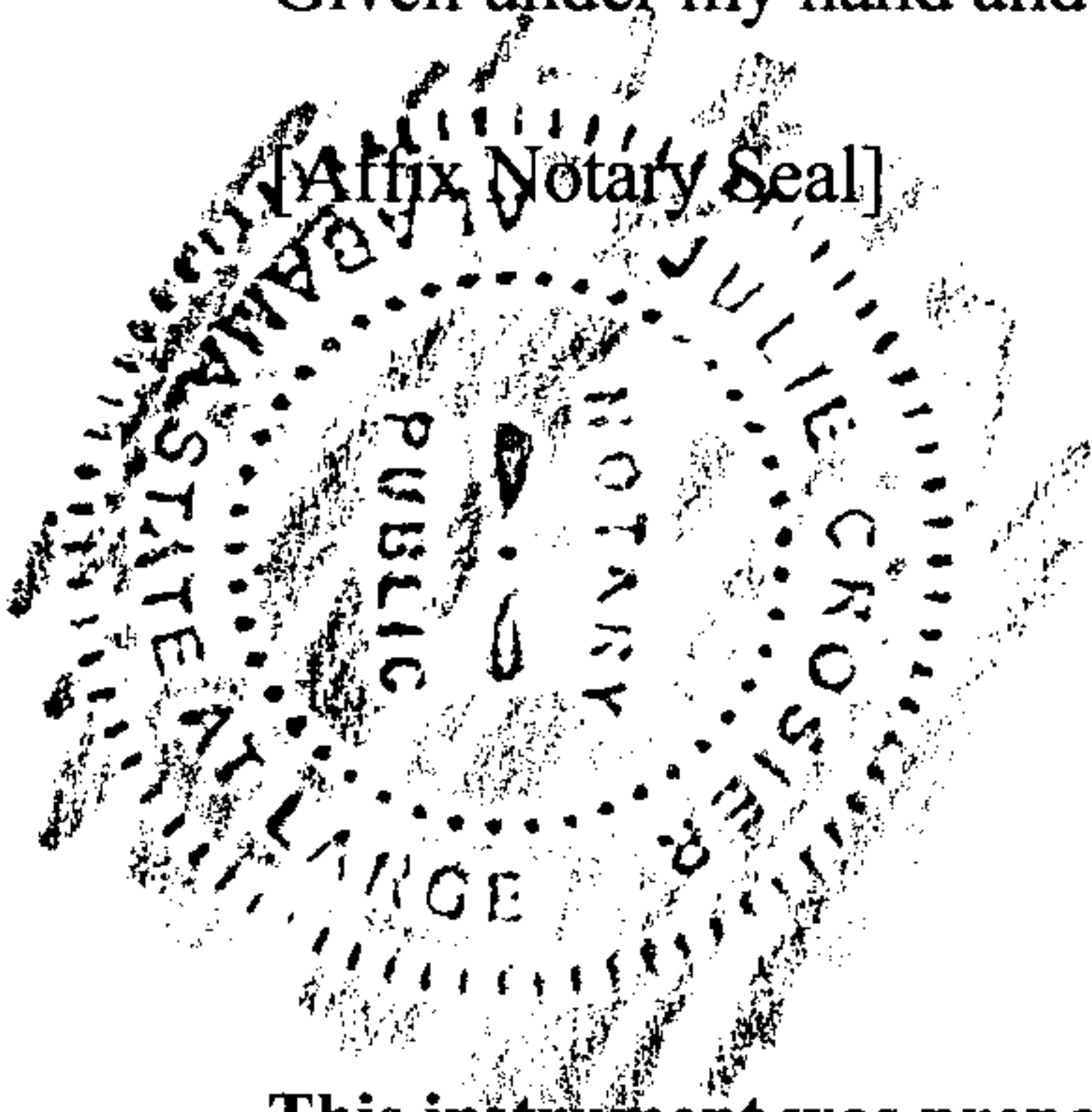
GRANTOR:

Latreasca D. Walker (SEAL)
Latreasca D. Walker

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Latresca D. Walker, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of MARCH, 2013.



Julie Crozier
SIGNATURE OF NOTARY PUBLIC
My commission expires: JAN 19th 2014

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

CEASEAR A. WALKER
VIVIAN D. WALKER
~~539 WOODBRIDGE TRACE~~
~~CHelsea, AL 35043~~
539 Woodbridge Trace
Chelsea, AL 35043

The Grantee's address is:

CEASEAR A. WALKER
VIVIAN D. WALKER
~~539 WOODBRIDGE TRACE~~
~~CHelsea, AL 35043~~
539 Woodbridge Trace
Chelsea, AL 35043

Property address: ~~539 Woodbridge Trace, Chelsea, AL 35043~~
539 Woodbridge Trace, Chelsea, AL 35043

EXHIBIT A

[Legal Description]

Lot 43, according to the Survey of Cameron Woods, 3rd Addition, as recorded in Map Book 33, page 30, in the Probate Office of Shelby County, Alabama.



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The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

12-37945 (cjs)

Property address: ~~XXXXXX~~

539 Woodbridge Trace, Chelsea, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name Ceasar A. Walker and Vivian D. Walker
and Latresca D. Walker
Mailing Address 539 Woodbridge Trace
Chelsea, AL 35043

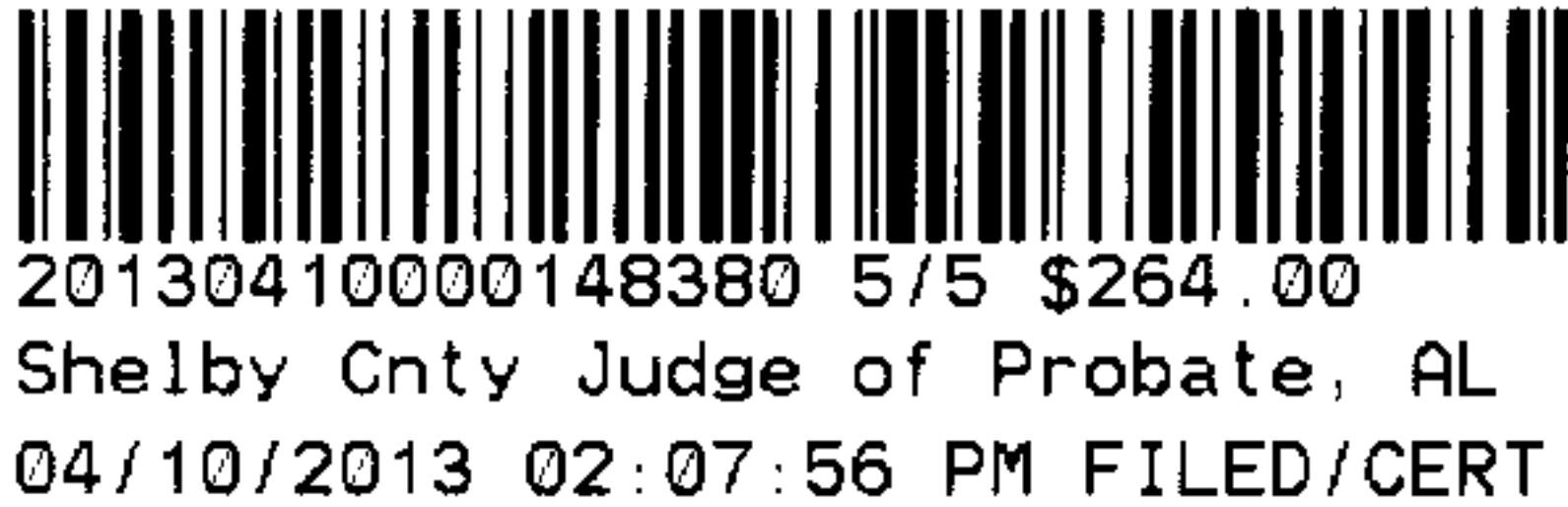
Grantee's Name Ceasar A. Walker and Vivian D. Walker
Mailing Address 539 Woodbridge Trace
Chelsea, AL 35043

Property Address 539 Woodbridge Trace
Chelsea, AL 35043

Date of Sale 3/1/2013
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 240,000.00



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 fair market value

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 04/08/13

Print Lyschel Strong

Sign Lyschel Strong
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1