


Send tax notice to:

DAVID W. WATSON
121 LAUHLIN WAY
PELHAM, AL, 35124

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

2013188


20130506000186140 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:12 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Nine Thousand and 00/100 Dollars (\$359,000.00) in hand paid to the undersigned, DENNIS J. RIPPLE, An Unmarried Man and DONNA J. RIPPLE, An Unmarried Woman (hereinafter referred to as "Grantors") by DAVID W. WATSON and TERRI WATSON (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1129, ACCORDING TO THE SURVEY OF LAUHLIN AT BALLANTRAE, PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

DENNIS J. RIPPLE IS ONE AND THE SAME PERSON AS DENNIS JOHN RIPPLE.

DONNA J. RIPPLE IS ONE AND THE SAME PERSON AS DONNA JOHNSON RIPPLE.

THIS WARRANTY DEED IS BEING SIGNED IN ACCORDANCE WITH THE DURABLE AND SPECIFIC POWER OF ATTORNEY SIGNED ON NOVEMBER 26, 2012, AND RECORDED AS INSTRUMENT NUMBER 20130204000046760 ON FEBRUARY 4, 2013 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BETWEEN DENNIS JOHN RIPPLE AND DONNA JOHNSON RIPPLE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$18.00

8. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF LAUHLIN AT BALLANTRAE, PHASE II, AS RECORDED IN MB 38, PG 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
10. EASEMENT TO CITY OF PELHAM AS RECORDED IN VOL. 2005/20929, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. COVENANT FOR WATER RUNOFF AS RECORDED IN INSTRUMENT NO. 200708310004124710 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$341,050.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of April, 2013.

*DENNIS JOHN RIPPLE
BY AND THROUGH HIS ATTORNEY IN FACT,
DONNA JOHNSON RIPPLE*

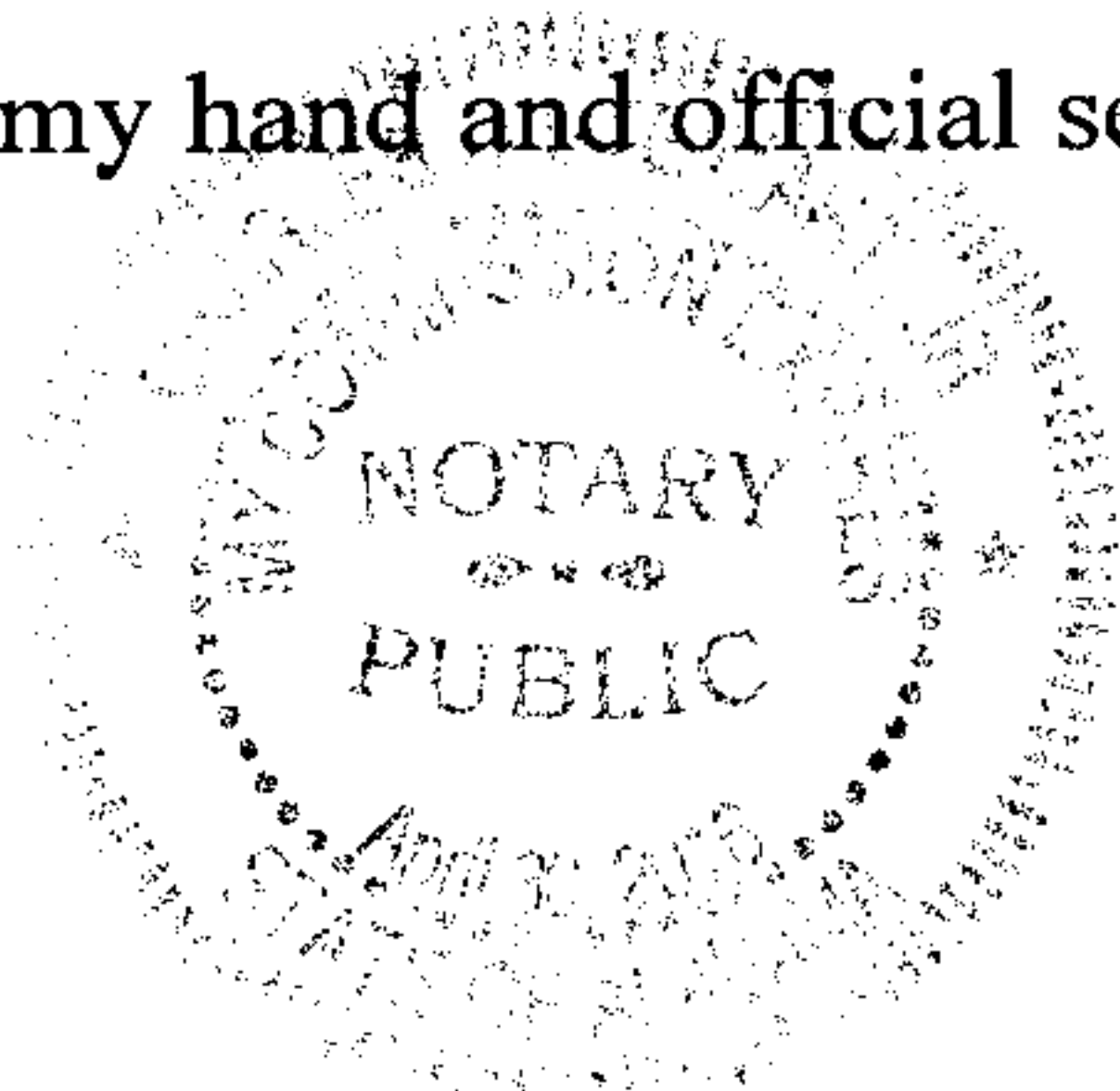
DENNIS JOHN RIPPLE
BY AND THROUGH HIS ATTORNEY IN FACT,
DONNA JOHNSON RIPPLE

Donna J. Ripple
DONNA J. RIPPLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNA J. RIPPLE, whose names are 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 26th day of April, 2013.



[Signature]

Notary Public
Print Name:
Commission Expires:

State of Alabama
County of Shelby

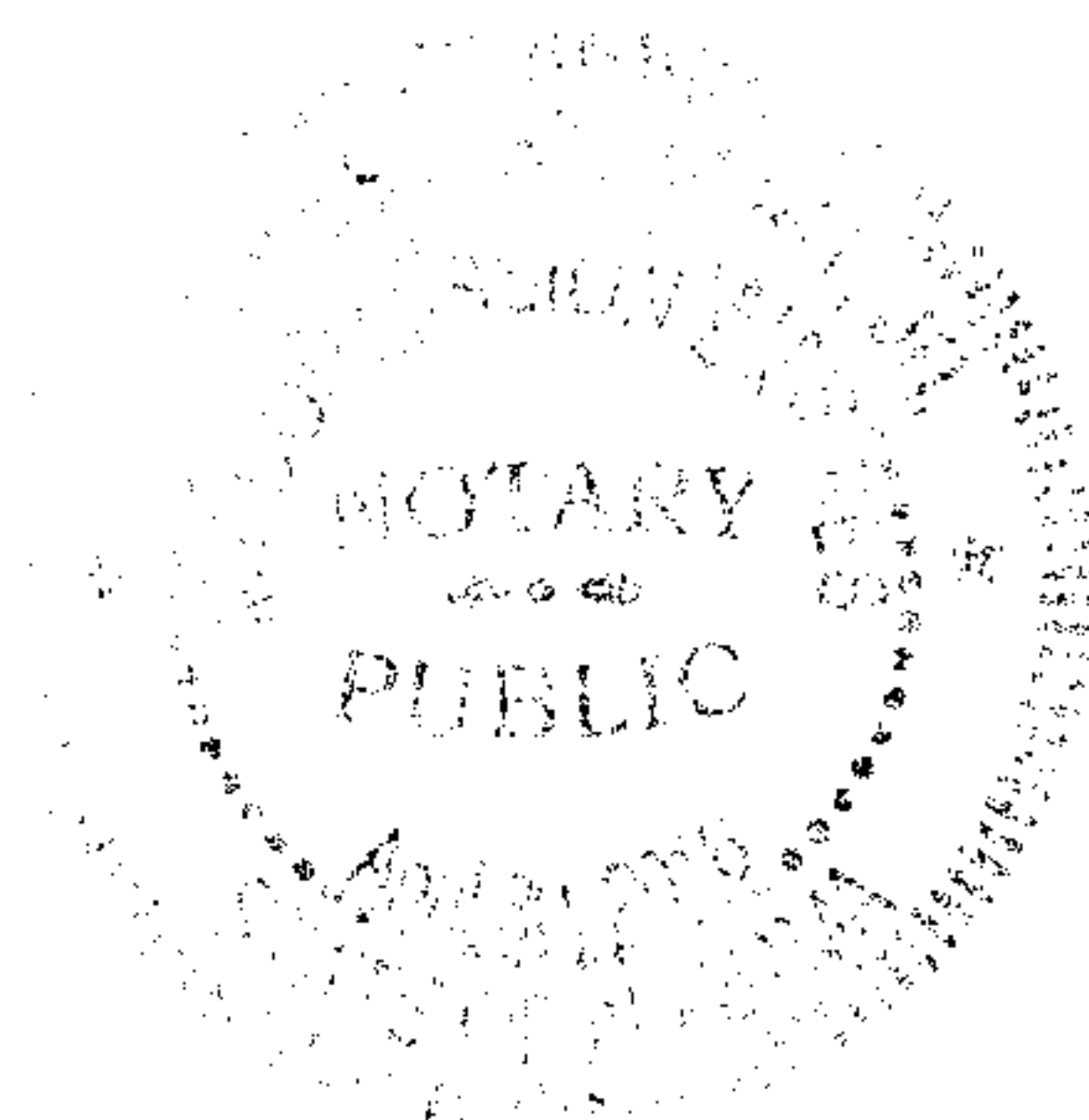
I, the undersigned, a Notary Public in and for said County, in said State,



20130506000186140 2/4 \$41.00
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:12 PM FILED/CERT

hereby certify that DONNA JOHNSON RIPPLE, whose name as Agent and Attorney in Fact for DENNIS JOHN RIPPLE, 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 in her capacity as Attorney in Fact for DENNIS JOHN RIPPLE on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2013.



Notary Public

Print Name:

Commission Expires:

[Signature]
Charles D. Stewart Jr
4-30-16



20130506000186140 3/4 \$41.00
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:12 PM 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 Dennis J + Donna Rippie Grantee's Name David W. Watson
 Mailing Address _____ Mailing Address 121 Laughlin Way
 _____ Pelham AL 35124

 Property Address 121 Laughlin Way Date of Sale 4-26-13
Pelham AL 35124 Total Purchase Price \$ 359,000
 _____ 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 4-26-13

Print David W. Watson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF April,

2013.



20130506000186140 4/4 \$41.00
 Shelby Cnty Judge of Probate, AL
 05/06/2013 02:03:12 PM FILED/CERT

NOTARY PUBLIC