

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jesse A. Walker
15855 Hwy. 42
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20140124000024400 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/24/2014 03:03:00 PM FILED/CERT

That in consideration of One Hundred Sixty Five Thousand dollars and Zero cents (\$165,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Christopher B. Donaldson and wife, Marsha Donaldson (herein referred to as grantors) do grant, bargain, sell and convey unto Jesse A. Walker and Serenity J. Walker (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$165,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of January, 2014.

_____ (Seal)	<u>Christopher B. Donaldson</u> (Seal) Christopher B. Donaldson
_____ (Seal)	_____ (Seal) Marsha Donaldson By: Christopher B. Donaldson As: Attorney in Fact
_____ (Seal)	<u>Marsha Donaldson</u> (Seal) By: Christopher B. Donaldson As: Attorney in Fact (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher B. Donaldson and Marsha Donaldson, By: Christopher B. Donaldson, As Attorney in Fact, whose names are signed to the foregoing conveyance, 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 17th day of January, 2014.

My Commission Expires: 10-4-16

Notary Public

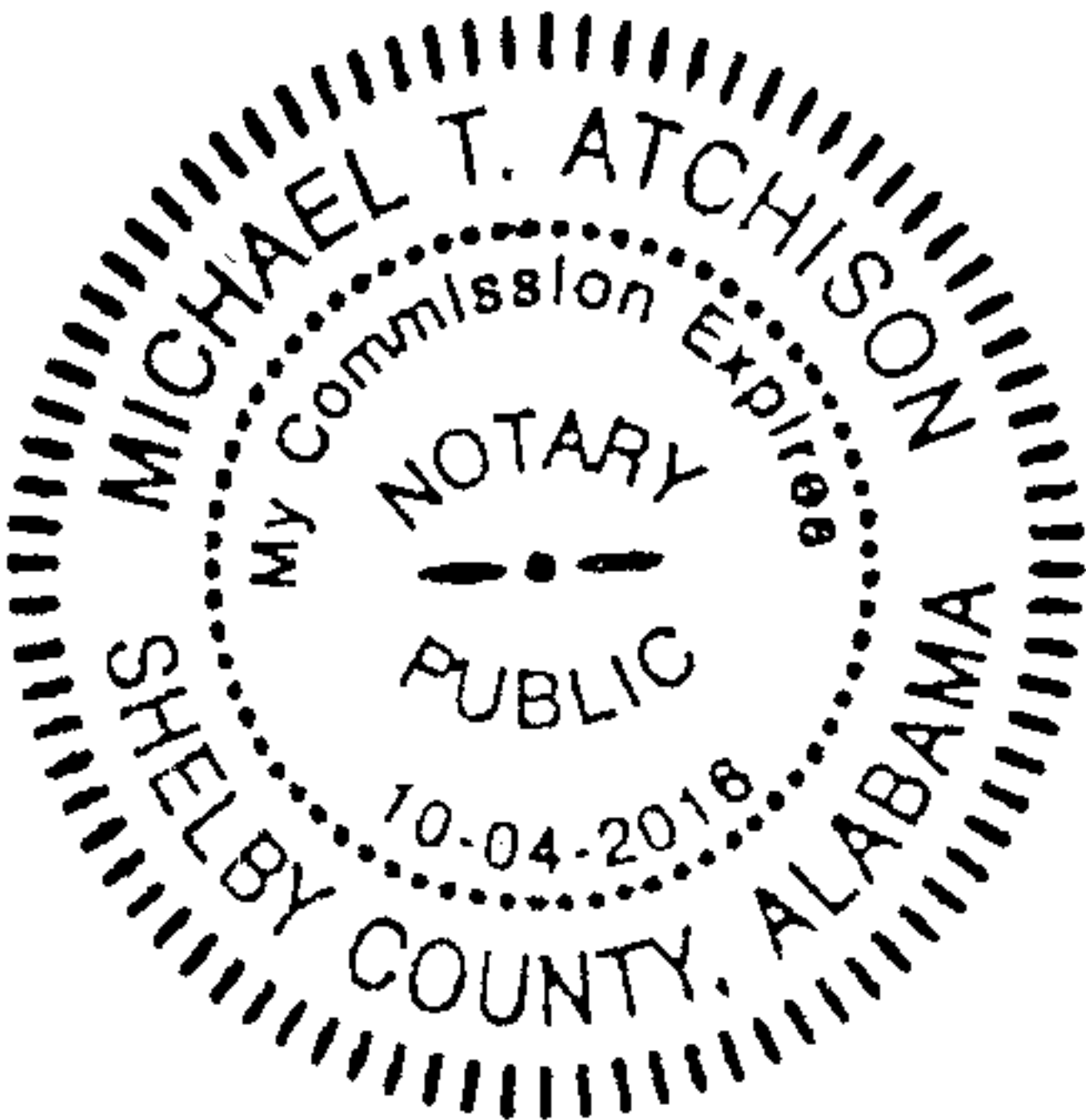
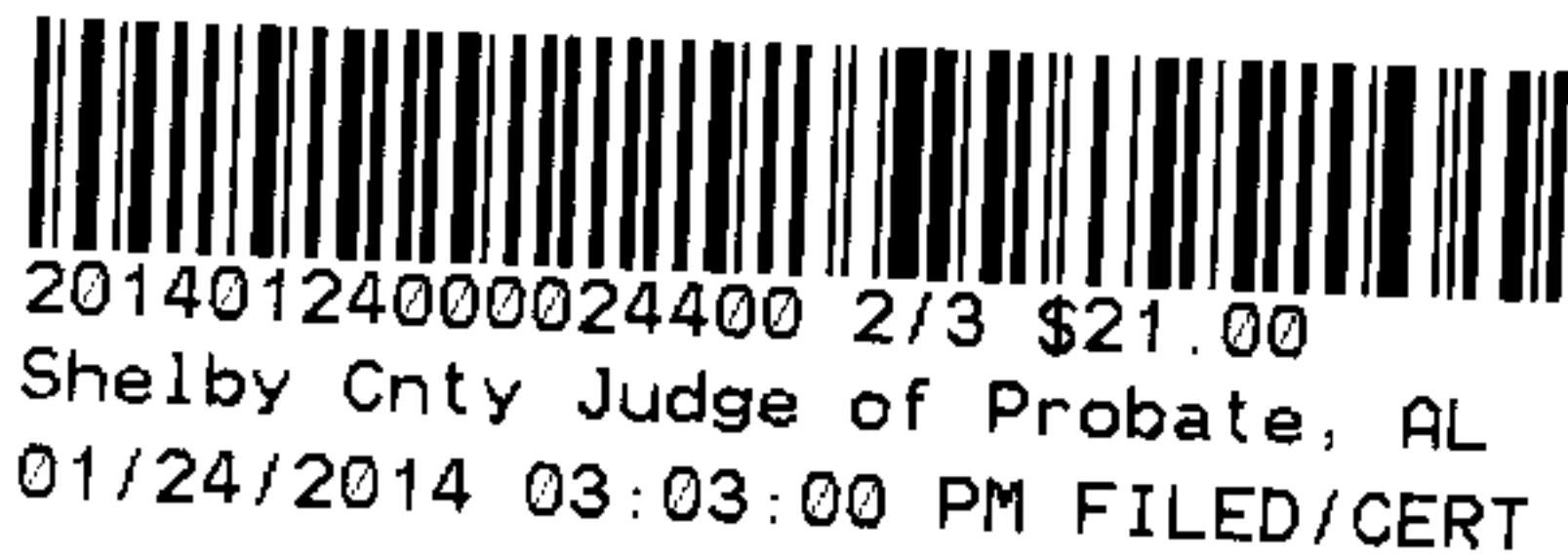


EXHIBIT A

Begin at the Northeast corner of fraction "C" of fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, thence run South along the East line of said Fraction, a distance of 229.70 feet to the Northeast right of way line of Shelby County Highway #42; thence turn an angle of 139 degrees 16 minutes 37 seconds to the right and run along said R/W line, a distance of 297.70 feet to the North line of said Section 23; thence continue in the same direction, along the Northeast R/W line of said Highway, a distance of 552.84 feet; thence turn an angle of 117 degrees 38 minutes 08 seconds to the right, and run a distance of 480.23 feet; thence turn an angle of 21 degrees 00 minutes 29 seconds to the right, and run a distance of 80.34 feet, to the East line of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 1 East; thence turn an angle of 81 degrees 13 minutes 37 seconds to the right and run South along the East line of said SE 1/4 of the SW 1/4, a distance of 327.71 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the left and run a distance of 50.00 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run a distance of 185.00 feet to the South line of said Section 14, thence turn an angle of 89 degrees 40 minutes 47 seconds to the right and run West along the South line of said Section 14, a distance of 50.00 feet, to the point of beginning. Situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 14, and Fraction "C" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Christopher Davidson Grantee's Name Tessie A. Walker
Mailing Address 4402 Lakeshore Dr Mailing Address 15855 Hwy 42
Northport AL 35473 Shelby AL 35147

Property Address 15855 Hwy 42 Date of Sale 1-16-14
Shelby AL 35147 Total Purchase Price \$ 165,000
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 1-16-14

☐ Unattested
(verified by)

Print Michael T. Atchison

Sign Michael T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

