

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Forty Nine Thousand Nine Hundred Dollars and No/100ths (\$149,900.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KARLA F. EDWARDS, a married person** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **MARKI H. WILLIAMS AND JAMIE W. WILLIAMS** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

Lot 214, according to the Amended Map of Phase II, Weatherly Warwick Village, Section 17, as recorded in Map Book 22, page 67, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the grantor nor that of her respective spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Utility easements as shown by recorded plat, including, 7.5 feet on the easterly side.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 1995-32578 and amended by Inst. No. 1996-14611, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 22, page 67, in the Probate Office of Shelby County, Alabama.**
4. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1996-9243, in Probate Office.**
5. **Non-Exclusive easement for ingress and egress and public utilities as recorded in Inst. No. 1993-39001 and corrected by Inst. No. 1993-39916 and assigned by Inst. No. 1996-14611, in Probate Office.**

\$ 144,825.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

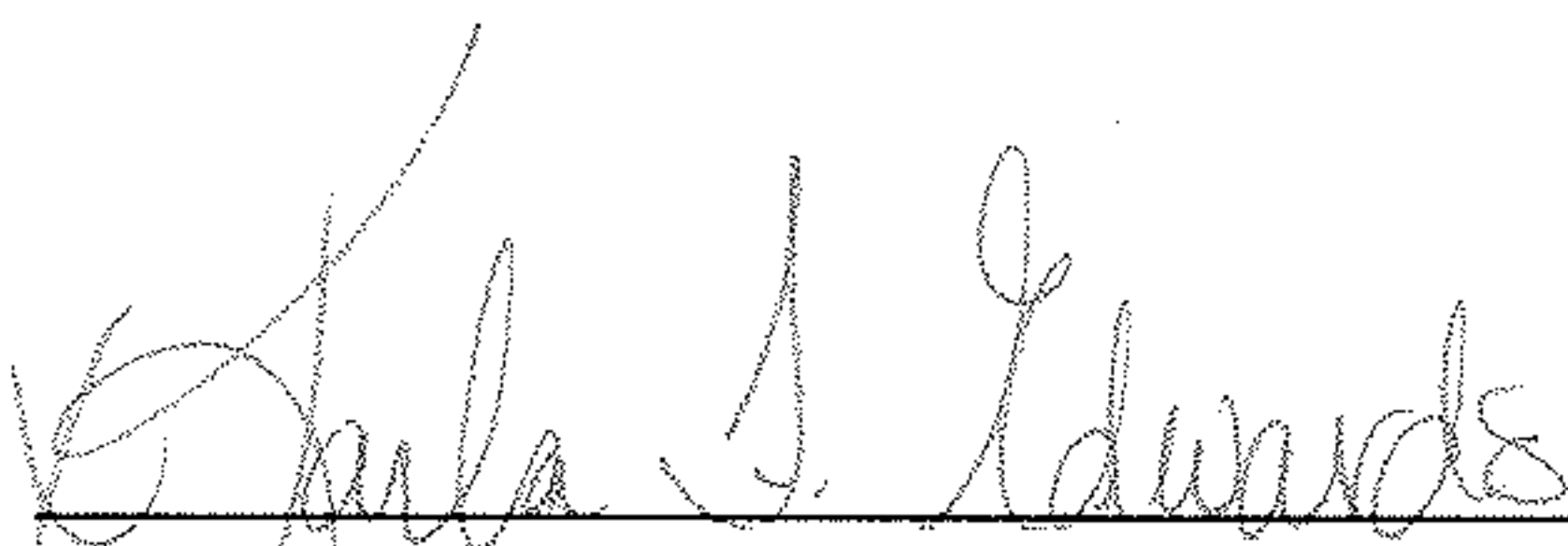
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 22nd day of January, 2014.



WITNESS

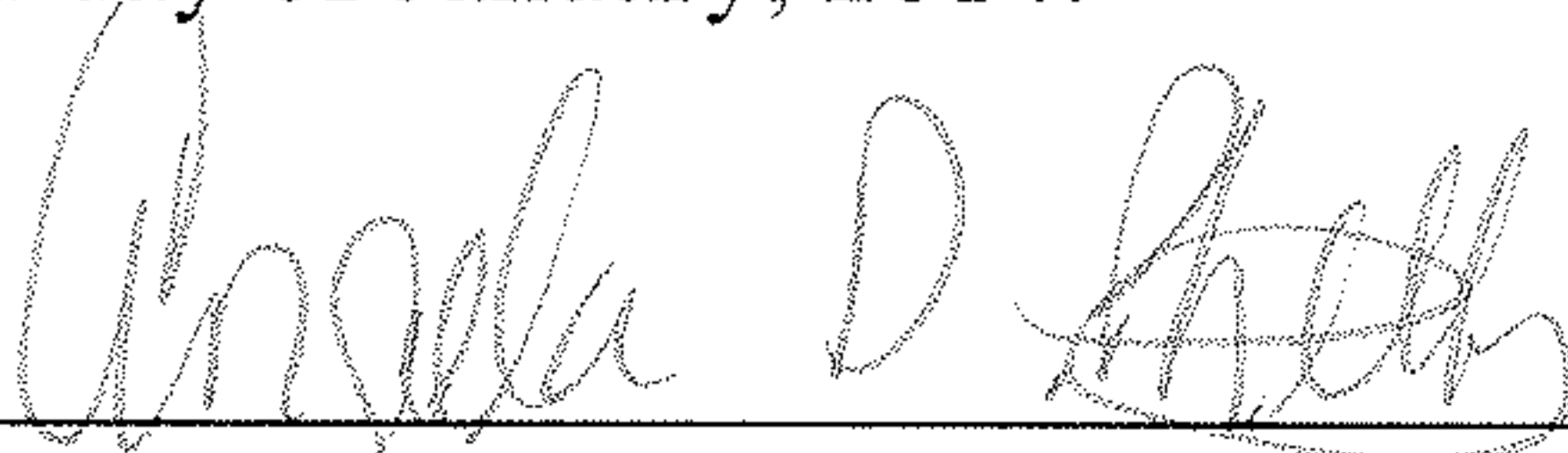


Karla F. Edwards {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Karla F. Edwards**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of January, 2014.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

Marki H. Williams
232 Warwick Ln
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-12-3658



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

Grantor's Name Karla F. Edwards
Mailing Address PO Box 563
Alabaster, AL 35007

Grantor's Name Marki H. Williams and Jamie W. Williams
Mailing Address 232 Warwick Ln
Alabaster, AL 35007

Property Address 232 Warwick Ln
Alabaster, AL 35007

Date of Sale 01/22/14
Total Purchase Price \$149,900.00

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 evidenced: (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 - provided 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 in 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 not 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 1/22/14

Unattested

Print: Karla F. Edwards

Sign Karla F. Edwards
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2014 11:31:06 AM
\$25.50 CHERRY
20140205000032880

[Signature]