

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
James A. Watkins and Amy E. Watkins  
5010 Cahaba Valley Trace  
Birmingham, AL 35242

20140331000089340  
03/31/2014 11:37:04 AM  
DEEDS 1/3

### **WARRANTY DEED**

STATE OF ALABAMA )  
)  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Four Hundred Thirty-Seven Thousand And No/100 Dollars (\$437,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jeffrey R. Jenkins and wife, Brittany A. Jenkins (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James A. Watkins and Amy E. Watkins (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A Parcel of Land situated in the SW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West; thence N 00° 00' 00" E, along the West line of said 1/4 - 1/4 section, a distance of 351.93'; thence S 81° 29' 53" E a distance of 893.98' to the POINT OF BEGINNING; thence S 81° 29' 53" E a distance of 171.74'; thence S 00° 00' 00" E a distance of 726.74' to the Northwesterly right of way of Shelby County Highway 14; thence S 60° 33' 09" W along said right of way, a distance of 35.50'; thence N 13° 29' 00" W a distance of 26.78'; thence N 04° 47' 27" W a distance of 49.55'; thence N 01° 25' 30" E a distance of 124.37'; thence N 02° 36' 28" W a distance of 43.51'; thence N 15° 13' 31" W a distance of 73.64'; thence N 49° 34' 17" W a distance of 62.32'; thence N 85° 30' 02" W a distance of 163.07'; thence N 46° 52' 39" W a distance of 196.61'; thence N 42° 15' 03" E a distance of 361.68' to the POINT OF BEGINNING.

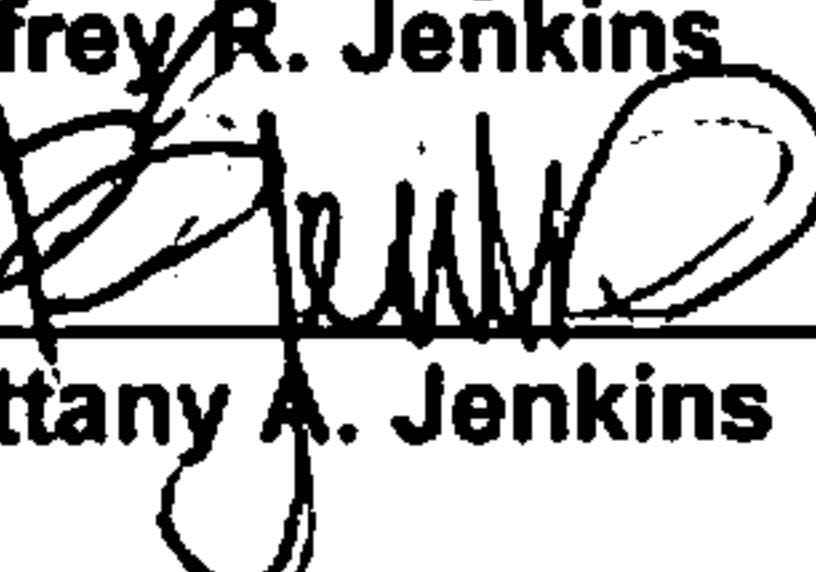
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Four Hundred Fifteen Thousand One Hundred Fifty And No/100 Dollars (\$415,150.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

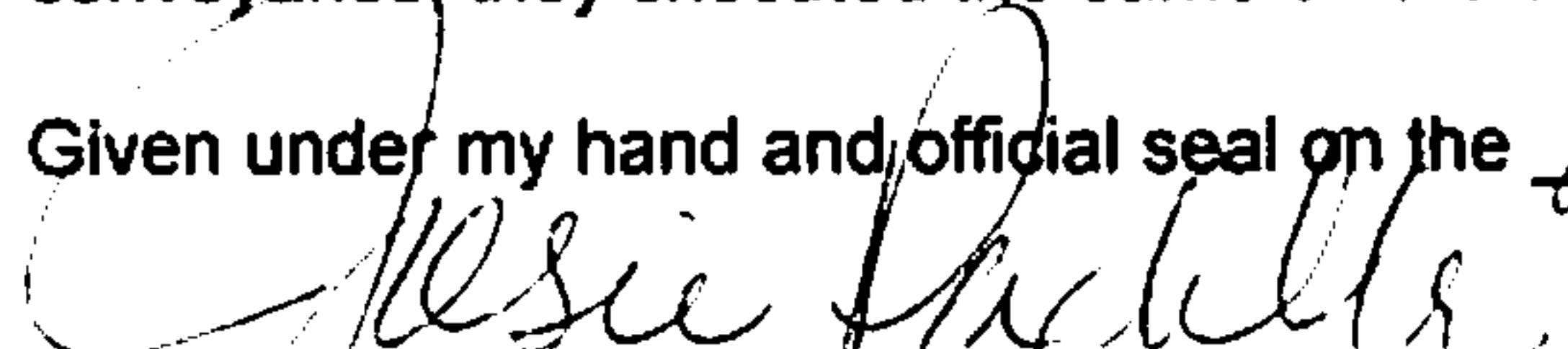
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 28, 2014.

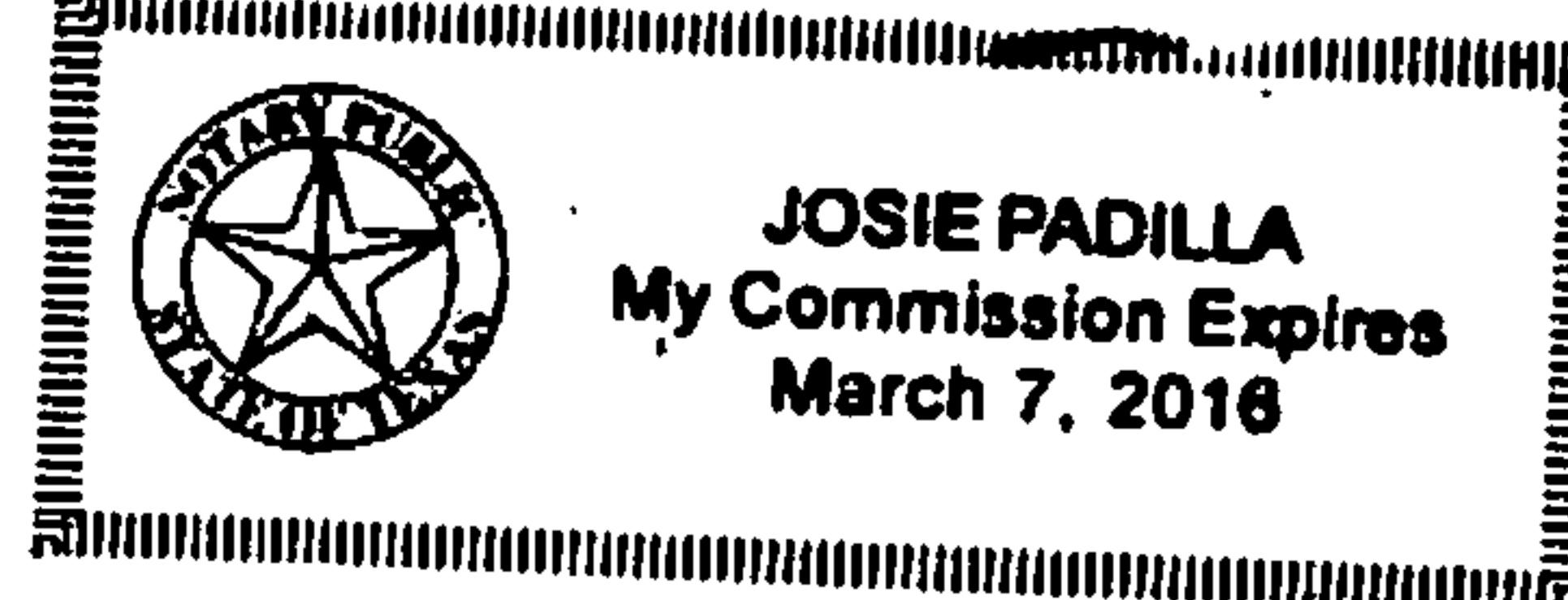
  
 Jeffrey R. Jenkins  
  
 Brittany A. Jenkins

STATE OF Texas  
Dallas COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey R. Jenkins and Brittany A. Jenkins, 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 on the day same bears date.

Given under my hand and official seal on the 26<sup>th</sup> day of March, 2014.

  
 Notary Public  
 Commission Expires: 3-7-16



**Real Estate Sales Validation Form**  
**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name **Jeffrey R. Jenkins and Brittany A. Jenkins** Grantee's Name **James A. Watkins and Amy E. Watkins**

Mailing Address **5010 Cahaba Valley Trace  
Birmingham, AL 35242** Mailing Address **554 Castlebridge Lane  
Birmingham, AL 35242**

Property Address	<b>5010 Cahaba Valley Trace Birmingham, AL 35242</b>	Date of Sale	<b>March 28, 2014</b>
		Total Purchase Price	<b>\$437,000.00</b>
		or	
		Actual Value	<b>\$ _____</b>
		or	
		Assessor's Market Value	<b>\$ _____</b>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Jeffrey R. Jenkins and Brittany A. Jenkins, 5010 Cahaba Valley Trace, Birmingham, AL 35242.

Grantee's name and mailing address - James A. Watkins and Amy E. Watkins, 554 Castlebridge Lane, Birmingham, AL 35242.

Property address - 5010 Cahaba Valley Trace, Birmingham, AL 35242

Date of Sale - March 28, 2014.

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: March 28, 2014

Sign   
 Agent