

This Instrument was prepared by:
M. Richard Hughes
2648 Yorkmont Drive
Birmingham, Alabama 35226
(205) 566-8013

SEND TAX NOTICE TO:
Diona Perry Walters
188 Highland View Drive
Birmingham, Alabama 35242



20140424000121250 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
04/24/2014 04:15:59 PM FILED/CERT

WARRANTY DEED- WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 04/24/2014
State of Alabama
Deed Tax: \$53.00

That for and in consideration of the sum of:

**FIVE HUNDRED DOLLARS (500.00) AND NO/100 AND OTHER GOOD AND VALUABLE
CONSIDERATION**

the undersigned grantor (whether one or more),

Sharon S. Perry, an unmarried woman

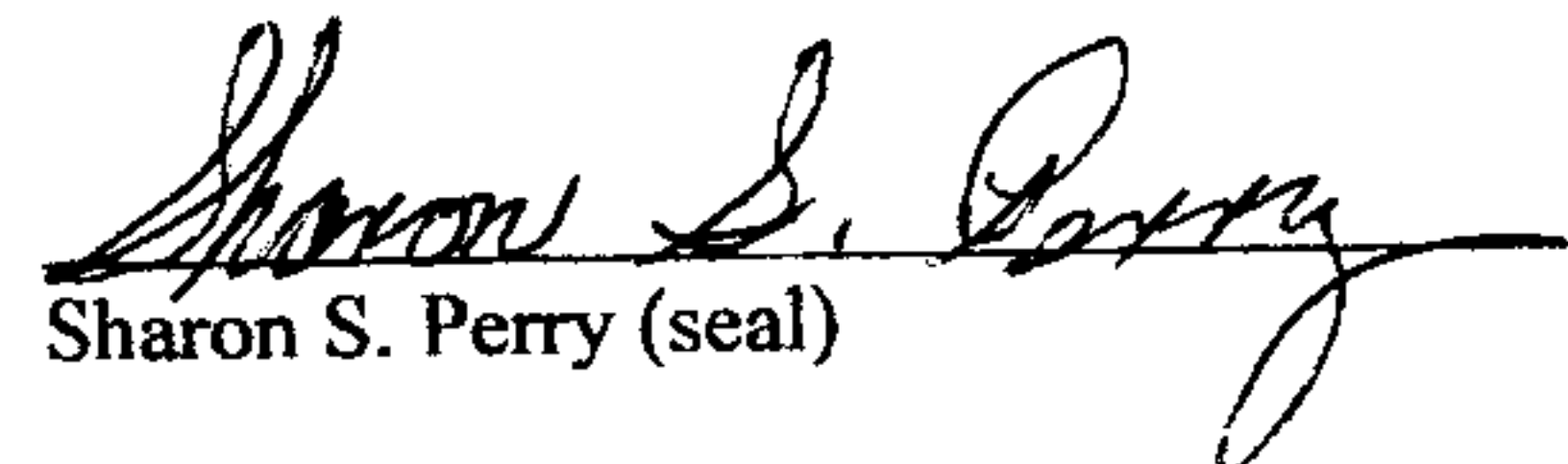
Does hereby, grant, bargain, sell and convey all of her right, title, and interest in the real estate described below,
which physical address is 2617 Highway 45, Shelby County, Alabama 35147, to:

**Sharon S. Perry, an unmarried woman, and
Shelley Perry Sherman, an unmarried woman, and
Diona Perry Walters, a married woman, in three (3) equal and undivided shares, with right of
survivorship,**

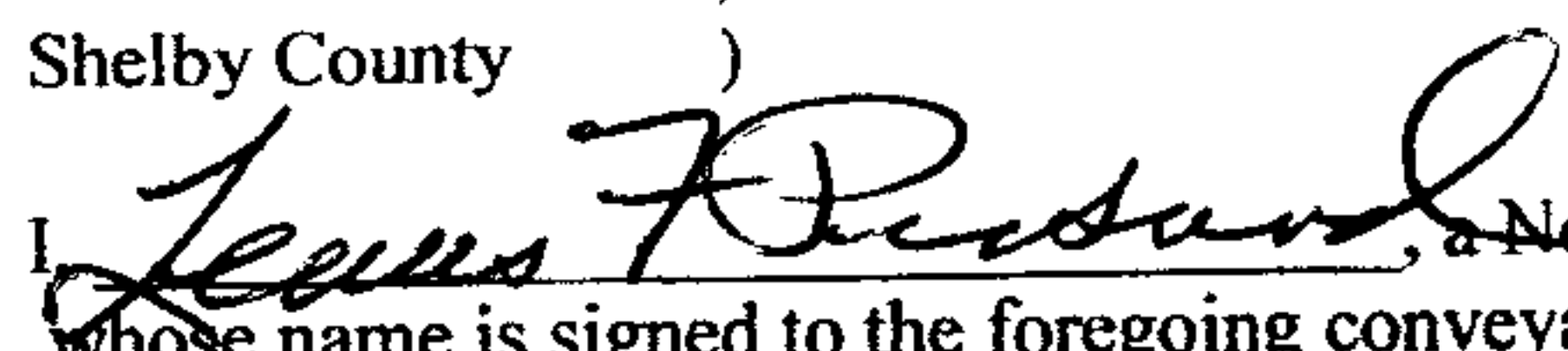
said legal description of said real estate, situated in Shelby County, Alabama is as follows:

Commencing at the Southwest corner of Section 14, Township 18 South, Range 1 East; thence East along the South line of said section a distance of 745.00 feet to a point on the West right of way line of Shelby County Road No. 45; thence Northeasterly along said right of way line a distance of 1410.00 feet to the point of beginning; thence North 50 deg. 30 min. West a distance of 341.00 feet to a point; thence North 14 deg. 30 min. East a distance of 225.50 feet to a point at Bear Creek; thence Southeasterly along said creek a distance of 217.30 feet to a point on the West right of way line of said Shelby County Road No. 45; thence Southerly along said right of way line a distance of 391.50 feet to the point of beginning. Said land being situated in the SW1/4 of SW1/4 and NW1/4 of SW1/4, Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, and containing 1.7 acres, more or less, according to Survey of Grady T. Headrick, Registered Land Surveyor.

TO HAVE AND TO HOLD to said Grantee(s), his, her or their heirs and assigns forever. And I do for Myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of and divided of said premises; that said real estate is free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I and my 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.


Sharon S. Perry (seal)

State of Alabama)
Shelby County)

I, , a Notary Public in and for said County, in said State, hereby certify that, Sharon S. Perry, 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, has executed the same voluntarily on the day the same bears date.

Given Under my hand and Official seal this the 27th day of December, 2012

My Commission Expires: 8-6-13


NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name Sharon S. Perry
Mailing Address _____

Grantee's Name Diona Walters
Mailing Address 188 Highland View Dr.
Birmingham, AL 35242

Property Address 2617 Hwy 45
Shelby County 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 106,000 1/2 = 53,000.
or
Assessor's Market Value \$ ~~106,000~~

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 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 4/24/14

Print M. RICHARD HUGHES

____ Unattested _____

Sign M. Richard Hughes
(Grantor/Grantee/Owner/Agent) circle one

'verified by)



20140424000121250 2/2 \$70.00
Shelby Cnty Judge of Probate, AL
04/24/2014 04:15:59 PM FILED/CERT

Form RT-1