

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

**SEND TAX NOTICE TO:**  
Timothy R. Mize and Andrea A. Mize  
112 Victoria Station  
Maylene, AL 35114

20140516000148850  
05/16/2014 11:43:55 AM  
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tonya Watkins and husband, Christopher Watkins (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy R. Mize and Andrea A. Mize (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.

Lot 5 according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 1, as recorded in Map Book 25, Page 52, Shelby County, Alabama Records.

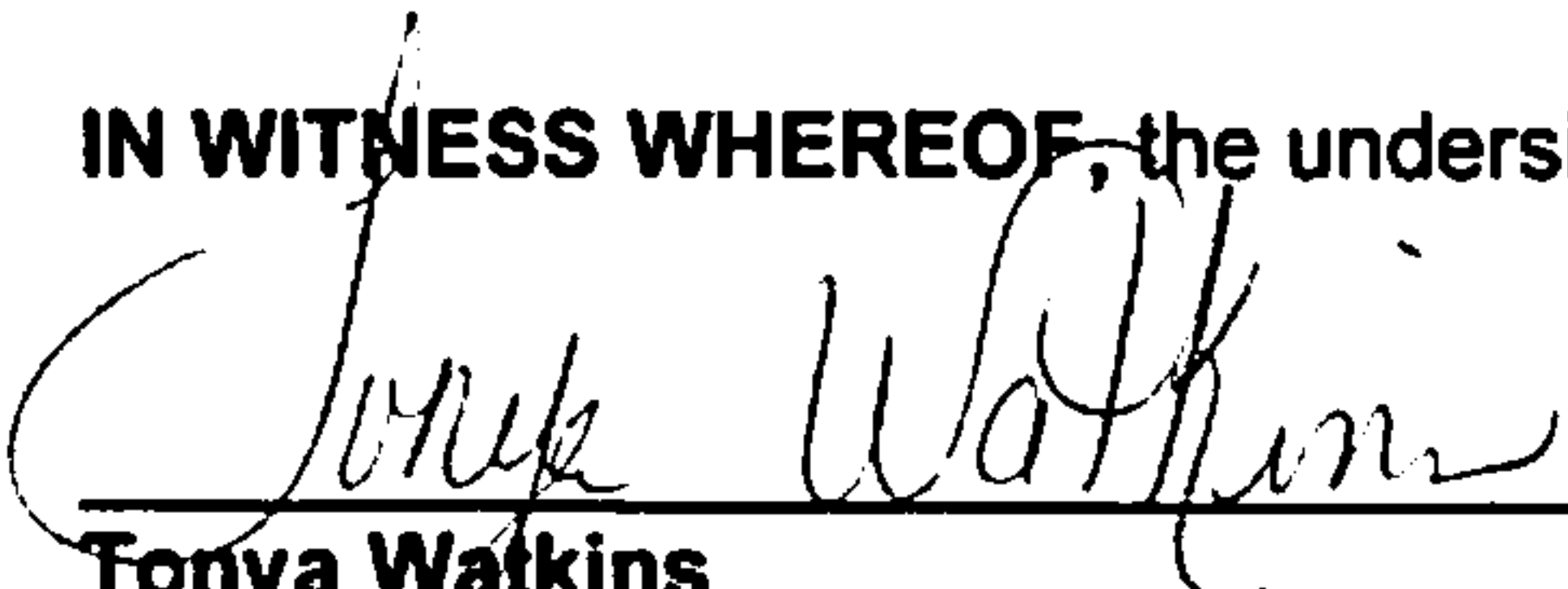
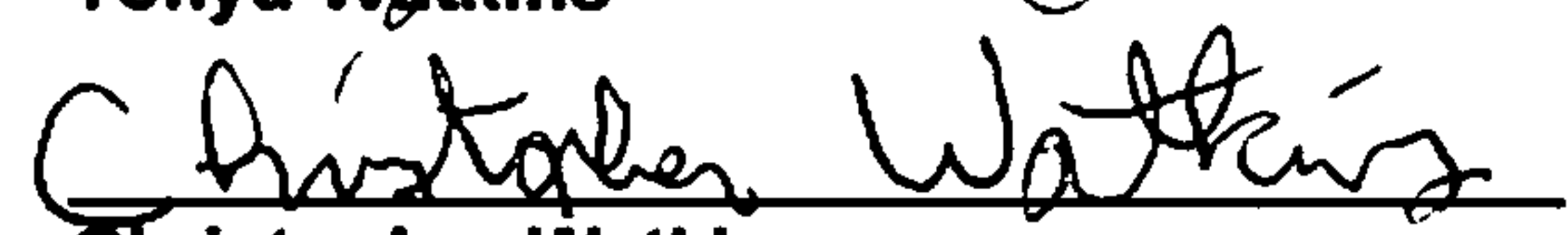
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Six Thousand Nine Hundred Twenty And No/100 Dollars (\$166,920.00) 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.

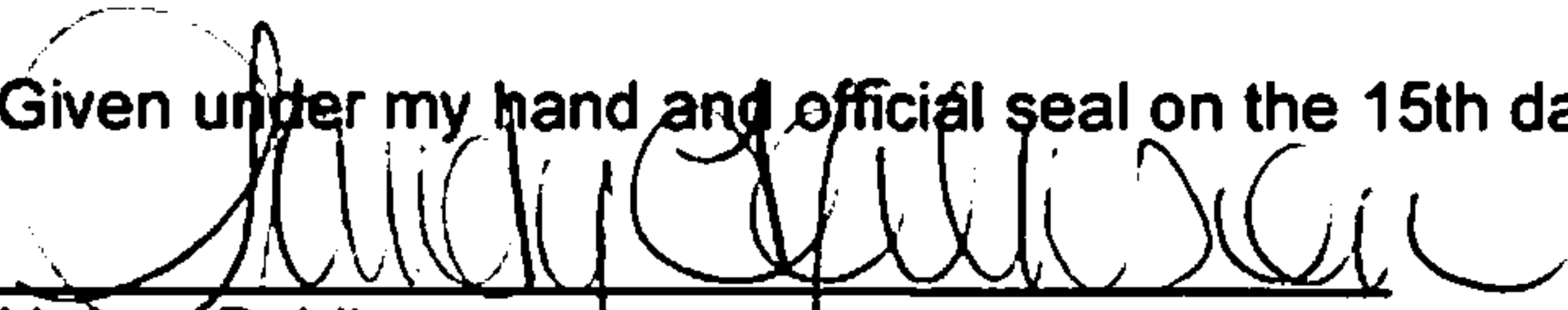
**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on May 15, 2014.

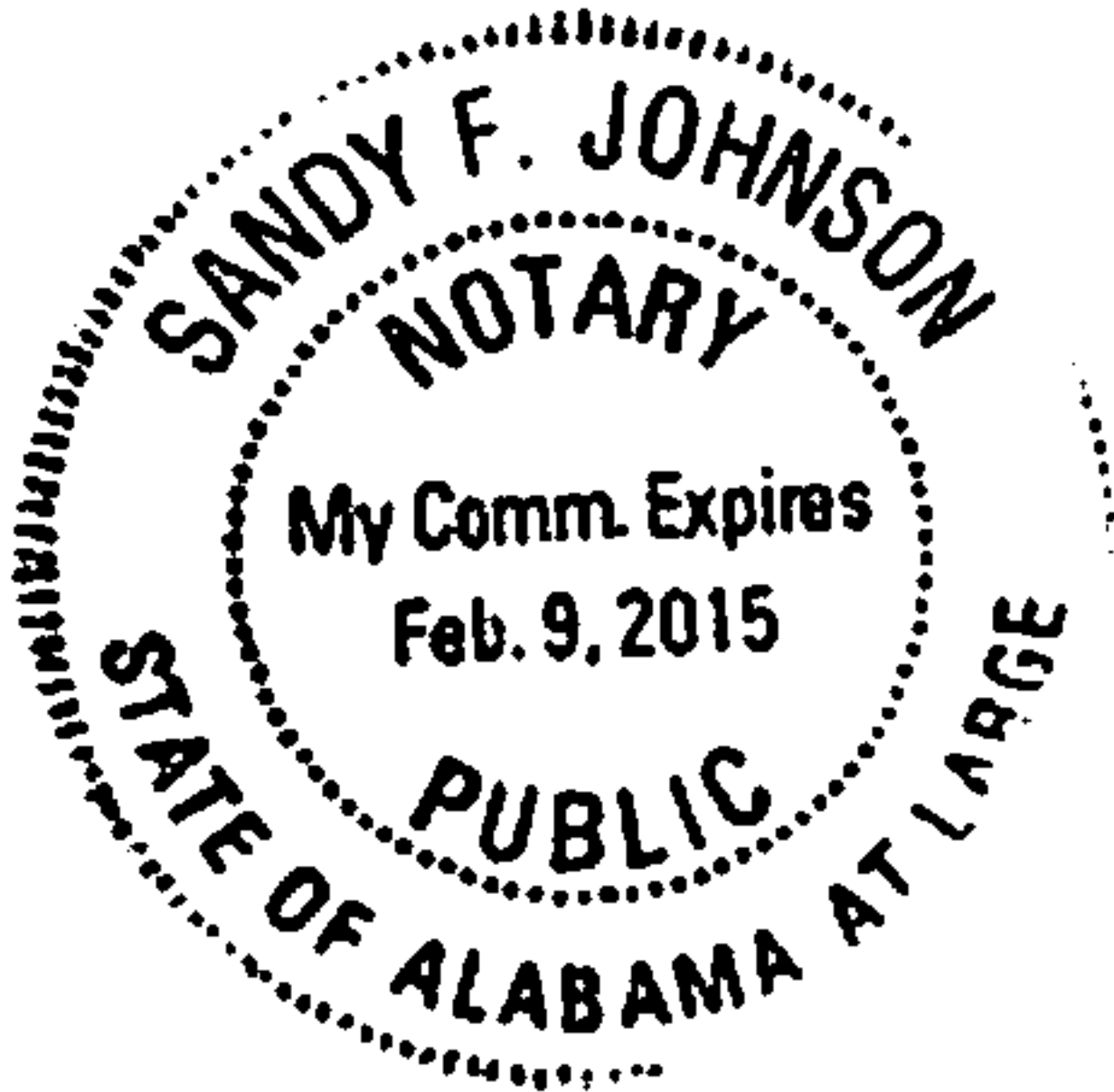
  
\_\_\_\_\_  
Tonya Watkins  
  
\_\_\_\_\_  
Christopher Watkins

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonya Watkins and Christopher Watkins, 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 15th day of May, 2014.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20140516000148850 05/16/2014 11:43:55 AM DEEDS 2/2

Grantor's Name    Tonya Watkins and Christopher Watkins    Grantee's Name    Timothy R. Mize and Andrea A. Mize

Mailing Address    112 Victoria Station  
Maylene, AL 35114    Mailing Address    418 Stoneriver Drive  
Birmingham, AL 35211

Property Address    112 Victoria Station  
Maylene, AL 35114    Date of Sale    May 15, 2014  
Total Purchase Price    \$170,000.00  
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 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 - Tonya Watkins and Christopher Watkins, 112 Victoria Station, Maylene, AL 35114.

Grantee's name and mailing address - Timothy R. Mize and Andrea A. Mize, 418 Stoneriver Drive, Birmingham, AL 35211.

Property address - 112 Victoria Station, Maylene, AL 35114

Date of Sale - May 15, 2014.

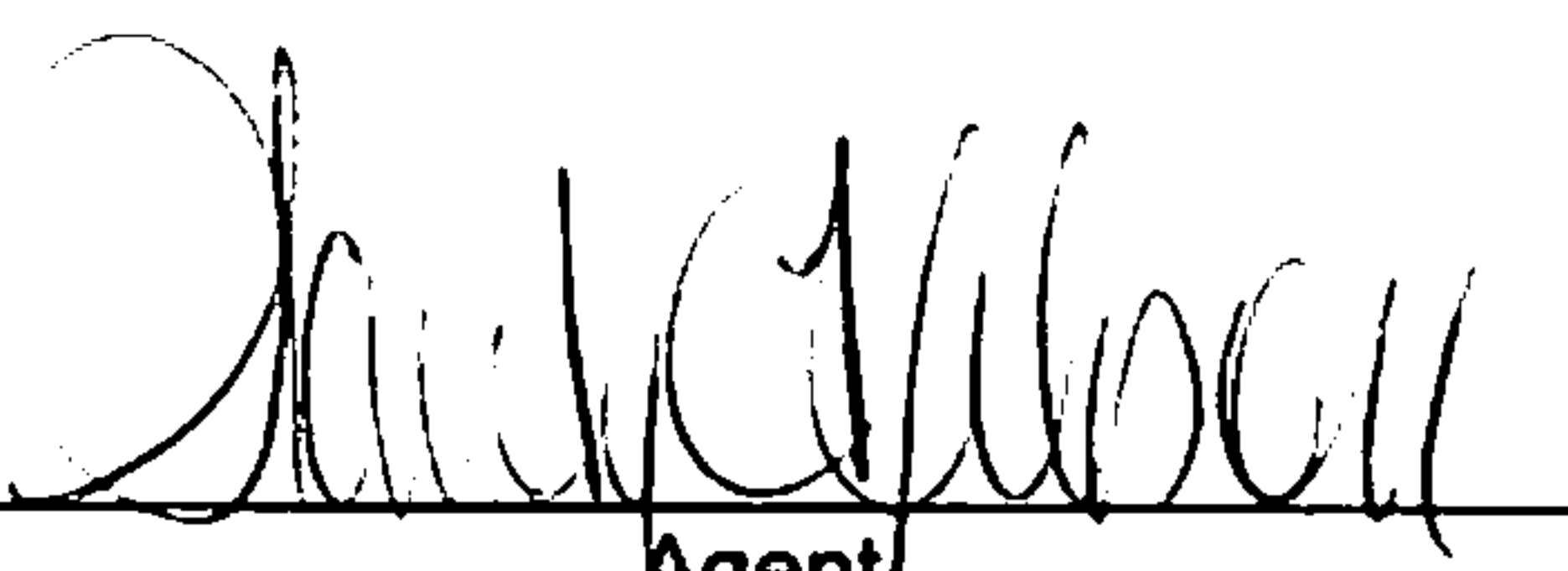
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

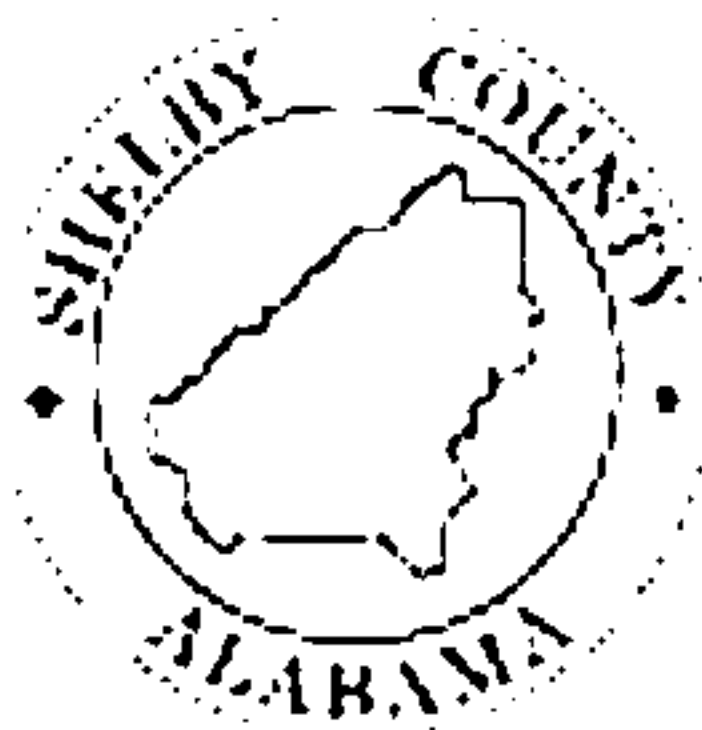
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: May 15, 2014

Sign  \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/16/2014 11:43:55 AM  
\$20.50 CHERRY  
20140516000148850

