

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine tree Circle  
Vestavia Hills, Alabama 35243

Send Tax Notice To:  
Aaron Kyle Walker  
1008 Molay Circle  
Birmingham, AL 35242

WARRANTY DEED  
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Nine Thousand Four Hundred Seventy and 00/100 (\$139,470.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

**Richard E Irvin and Susan D Irvin, Husband and Wife**

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

**Aaron Kyle Walker and Jessica M. Walker**

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 55, according to the survey of Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

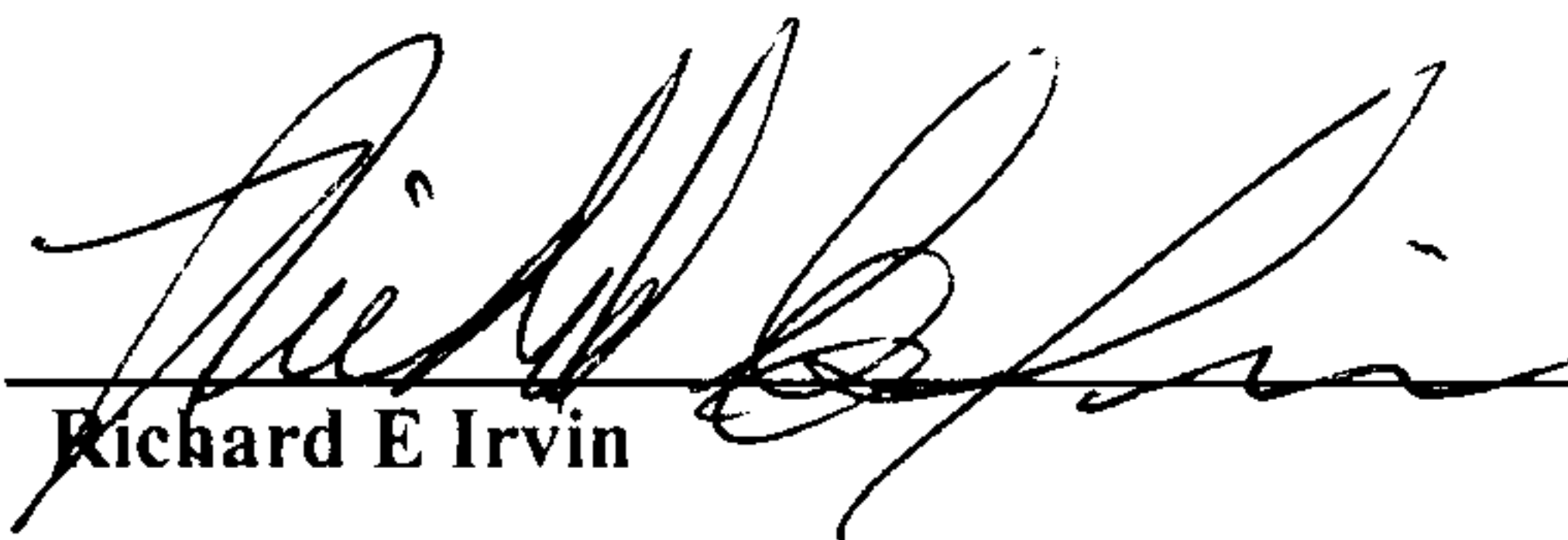
**\$135,285.00** of the above purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith.


**\$4,184.00** of the above purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith being subordinated to the first mortgage.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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**, the said GRANTORS have hereunto set their signatures and seals, this the **29th day of May, 2014**.

20140604000168740 1/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
06/04/2014 01:16:55 PM FILED/CERT

  
Richard E Irvin

  
Susan D Irvin


STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard E Irvin and Susan D Irvin** 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, the **29th day of May, 2014**

SEAL

Shelby County, AL 06/04/2014  
State of Alabama  
Deed Tax: \$.50

  
Notary Public  
My Commission Expires:

WILLIAM PATRICK COCKRELL  
Notary Public - State of Alabama  
My Commission Expires  
February 19, 2017

## Real Estate Sales Validation Form

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

Grantor's Name Richard E Irvin and Susan D Irvin

Grantee's Name Aaron Kyle Walker and Jessica M. Walker

Mailing Address 108 Maple Street  
Maylene, AL 35114

Mailing Address 1008 Molay Circle  
Birmingham, AL 35242

Property Address 108 Maple Street  
Maylene, AL 35114

Date of Sale May 29, 2014

Total Purchase Price \$139,470.00

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 - 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 May 29, 2014

Print

Richard E Irvin

Unattested

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20140604000168740 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
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