

  
20141002000310040 1/3 \$149.00  
Shelby Cnty Judge of Probate, AL  
10/02/2014 03:15:29 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

Sent Tax Notice to:  
Geoff A. Walters  
10 Riversedge Cove South  
Arlington, Tennessee 38002-4664

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**SANDRA K. WALTERS**, an unmarried woman,  
whose mailing address is **136 Greenfield Lane, Alabaster, Alabama 35007**,

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto her son,

**GEOFF A. WALTERS**,  
whose mailing address is **10 Riversedge Cove South, Arlington, Tennessee 38002-4664**,

(herein referred to as "Grantee") the following described real property situated in Shelby County, Alabama (the "Property"), **having no property address, but being located behind the parcel of land which has an address of 2623 Blue Springs Road, Wilsonville, Alabama, and the Assessor's Market Value of the Property being \$128,920.00, as can be verified by the Shelby County, Alabama Property Tax Commissioner (Parcel No. 16 7 35 0 000 013.000)**, to-wit:

THE NORTH TEN (10) ACRES OF TRACT III ACCORDING TO THE SURVEY OF THE PERRY ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. WHICH HAS AN ADDRESS OF 2623 BLUE SPRINGS ROAD, WILSONVILLE, ALABAMA 35186. SAID TRACT RUNNING A WIDTH OF 571.27 FEET EAST TO WEST AND 770 FEET NORTH TO SOUTH. ALSO INCLUDED IN THIS CONVEYANCE IS AN EASEMENT 20 FEET WIDE ALONG THE WEST BOUNDARY OF TRACT III TO ALLOW ACCESS TO THE NORTH TEN (10) ACRES.

Shelby County, AL 10/02/2014  
State of Alabama  
Deed Tax: \$129.00

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

**This conveyance is made subject to:**

1. Ad valorem taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting said Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property conveyed herein.

**NOTE:** The Property herein conveyed is NOT the homestead of the Grantor.

**NOTE:** The Property was acquired by the Grantor by deed from Geoff A. Walters and wife, Gina B. Walters, dated December 28, 1999, and filed for record on December 30, 1999, in Inst. #1999-52694, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's heirs, executors, and assigns, in fee simple forever.

**- Remainder of Page Intentionally Left Blank -  
Signature Page Follows -**

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the \_\_\_\_\_ day of Oct 2, 2014.

"GRANTOR"

Sandra K Walters  
Sandra K. Walters

STATE OF ALABAMA     )  
COUNTY OF Shelby     )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Sandra K. Walters, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2014.

{ SEAL }

Kelly B. Mullin  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Kelly B. Mullin  
Notary Public State At Large  
Commission Expires  
June 28, 2017

**This instrument prepared by:**  
Katherine N. Barr, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727