

**This instrument prepared by:**  
Christa C. Ketchum  
1220 Alford Avenue  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**  
Billy Wade Chamblee and Lana Denise  
Howard-Chamblee  
5208 Overlook Circle  
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Forty-Three Thousand And No/100 Dollars (\$243,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Bill Waterhouse and Nan Waterhouse, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Billy Wade Chamblee and Lana Denise Howard-Chamblee (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 3, according to the survey of The Amended Map of The Cottages of Southlake, as recorded in Map Book 16, page 139 in the Probate Office of Shelby County, Alabama; together with an undivided interest each in and to the Common Area as designated on said record map being situated in Shelby County, Alabama.

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.


NOTE: Nan Waterhouse is one and the same person as Nancy Crowder Granger, grantee of that certain Statutory Warranty Deed recorded in Instrument #1993-01226.

One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) 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 October 24, 2014.



Bill Waterhouse



Nan Waterhouse


  
20141103000346260 1/2 \$120.00  
Shelby Cnty Judge of Probate, AL  
11/03/2014 12:53:03 PM FILED/CERT

Shelby County, AL 11/03/2014  
State of Alabama  
Deed Tax: \$103.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Bill Waterhouse and Nan Waterhouse** 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 24th day of October, 2014.



Notary Public

My commission expires:

CHRISTA CROW KETCHUM  
Notary Public - State of Alabama  
My Commission Expires  
August 26, 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    Bill Waterhouse and Nan Waterhouse

Grantee's Name    Billy Wade Chamblee and Lana Denise Howard-Chamblee

Mailing Address    5208 Overlook Circle  
Birmingham, AL 35244

Mailing Address    \_\_\_\_\_  
\_\_\_\_\_

Property Address    5208 Overlook Circle  
Birmingham, AL 35244

Date of Sale                    October 24, 2014  
Total Purchase Price        \$243,000.00

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  
☒ 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 - Bill Waterhouse and Nan Waterhouse, 5208 Overlook Circle, Birmingham,  
AL 35244.

Grantee's name and mailing address - Billy Wade Chamblee and Lana Denise Howard-Chamblee, , .

Property address - 5208 Overlook Circle, Birmingham, AL 35244

Date of Sale - October 24, 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 with 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: October 24, 2014

Sign  Agent

