

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Larry Hollis
475 Mostellers Drive
Shelby, Alabama 35143

20141113000358370 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/13/2014 01:11:13 PM FILED/CERT

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
\$ 140,000 of proceeds come from Mortgage SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Jeffrey A. Waits and Lynda Waits as Trustees of the Jeffrey A. Waits and Lynda Waits Revocable Trust dated April 13, 2010

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Larry Hollis and Kathryn Hollis

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 324, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, Pages 51 A-C in the Probate Office of Shelby County, Alabama

This deed has been prepared without the benefit of a title examination and the preparer makes no warranty regarding the grantor's quality of title, if any.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 17 day of July, 2014.

Jeffrey A. Waits and Lynda Waits Revocable Trust

Jeffrey A. Waits (Seal)
BY: Jeffrey A. Waits
ITS: Trustee

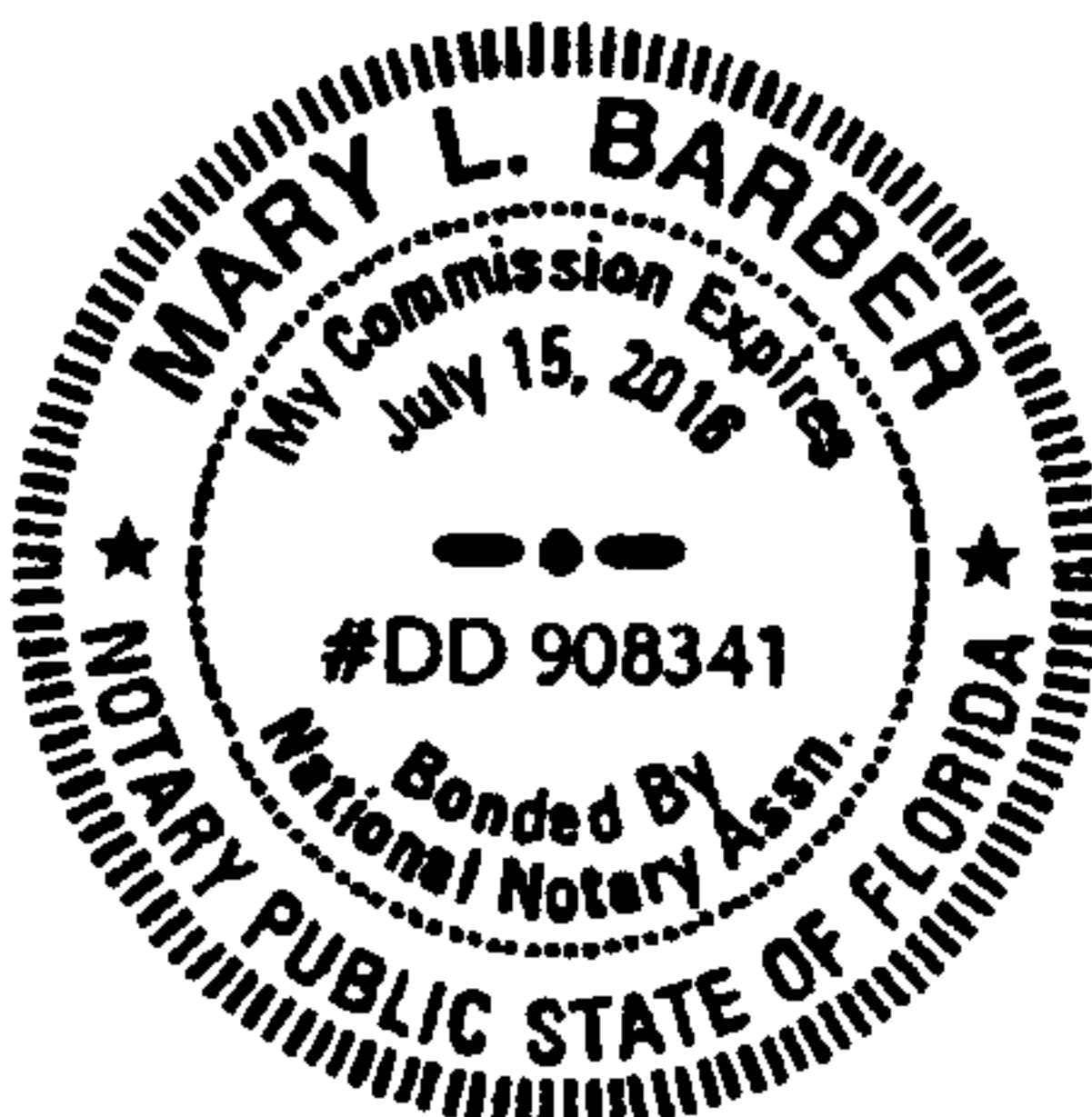
Lynda Waits (Seal)
By: Lynda Waits
ITS: Trustee

Florida
STATE OF *OKALOOSA* COUNTY *USA*

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jeffrey A. Waits and Lynda Waits as Trustees of the Jeffrey A. Waits and Lynda Waits Revocable Trust dated April 13, 2010** 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 and with full authority as such **Trustees** they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of July, 2014.

Mary L. Barber
Notary Public: *MARY L. BARBER*
My Commission Expires: 7-15-2016





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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jeffery & Lynda Warts
119 Dolphin Point Rd.
Niceville, FL 32578

Grantee's Name
Mailing Address

Larry & Kathryn Hollis
475 Moskellows Drive
Shelby, AL 35143

Property Address

451 Moskellows Dr
Shelby, AL 35143

Date of Sale

7-17-14

Total Purchase Price

\$140,000.00

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 - 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

8/27/14

Unattested

(verified by)

Print

Sign

David Baggett for David P. Cauden Jr.

David Baggett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1