

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

20150501000142350
05/01/2015 08:34:08 AM
DEEDS 1/3

Send Tax Notice to: David E. Hunt and
(Name) Judith D. Hunt
(Address) 167 SW 13th Street
Alabaster, AL 35007

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Sixty Thousand Five Hundred Dollars and 00/100 (\$60,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Russell Welch, Trustee of The James Leon Welch Family Trust Number 1, Dated 07/14/2003, and all amendments thereto

(herein referred to as grantors) do grant, bargain, sell and convey unto

David E. Hunt and Judith D. Hunt

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SE corner of the SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West and run West along the South line of said forty acres, 720 feet to the East line of a road, being the point of beginning; thence North 2° West and along said road 125 feet; thence N 88°47' East 90 feet; thence South 2° East 125 feet to the South line of said forty acres, thence West along same 90 feet to the point of beginning; being situated in Shelby County, Alabama.

\$0.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

James Russell Welch is the surviving Co-Trustee of The James Leon Welch Family Trust Number 1. James Leon Welch died on or about 7/28/2014, and his spouse, Meddie Lou Welch, died on or about 07/13/2013.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that 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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.



IN WITNESS WHEREOF, the said GRANTOR, by James Russell Welch, as Trustee, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 27th day of April, 2015.

The James Leon Welch Family Trust Number 1,
Dated 07/14/2003, and all amendments thereto

BY: 
James Russell Welch, Trustee

STATE OF Georgia
Fulton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Russell Welch, whose name as Trustee of The James Leon Welch Family Trust Number 1, Dated 07/14/2003, 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 the conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 27 day of April, 2015.


Notary Public

My Commission Expires: 7/25/2015

KATHLEEN F. DRISCOLL
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 25, 2015

20150501000142350 05/01/2015 08:34:08 AM DEEDS 3/3

Grantor's Name James Russell Welch, Trustee of
The James Leon Welch Family
Trust Number 1, Dated 07/14/2003,
and all amendments thereto

Grantee's Name David E. Hunt and Judith D. Hunt

Mailing Address 167 SW 13th Street
Alabaster, AL 35007

Mailing Address 167 SW 13th St
Alabaster AL 35007

Property Address 167 SW 13th Street
Alabaster, AL 35007

Date of Sale April 27, 2015
Total Purchase Price \$60,500.00

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 - James Russell Welch, Trustee of The James Leon Welch Family Trust
Number 1, Dated 07/14/2003, and all amendments thereto, 167 SW 13th Street, Alabaster, AL 35007.

Grantee's name and mailing address - David E. Hunt and Judith D. Hunt

Property address - 167 SW 13th Street, Alabaster, AL 35007

Date of Sale - April 27, 2015.

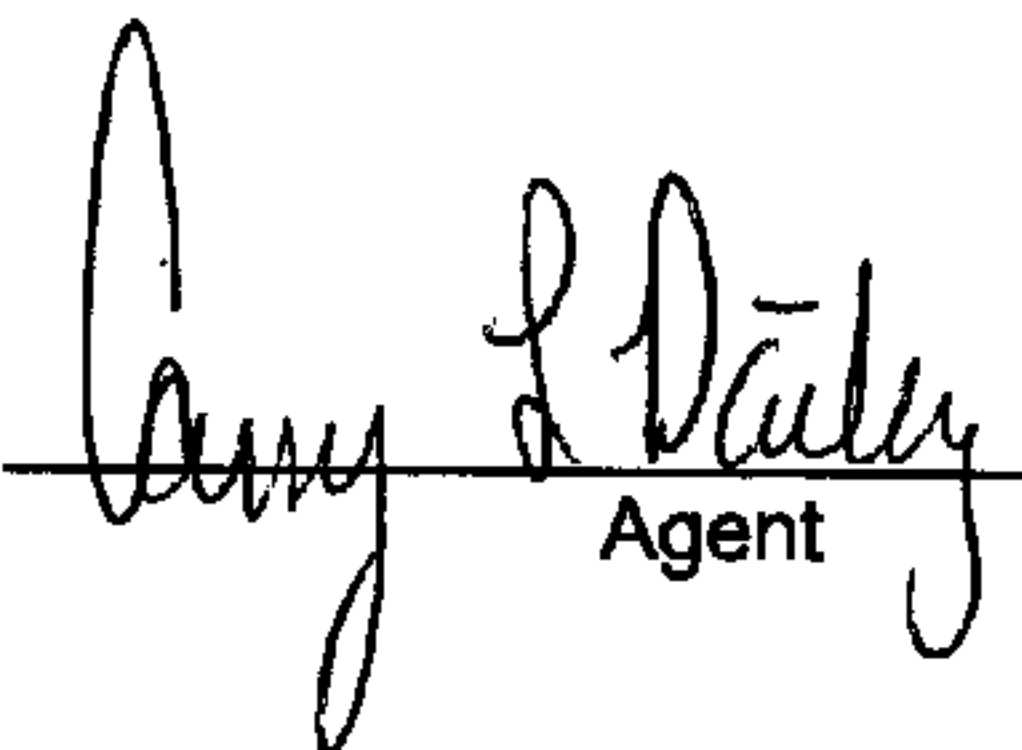
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: April 27, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2015 08:34:08 AM
\$80.50 CHERRY
20150501000142350

