

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216


Send tax notice to:  
Lloyd M. Denson, Jr.  
Peggy C. Denson  
145 River Birch Road  
Chelsea, AL 35043

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY    KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred twenty four thousand and 00/100 (\$224,000.00) Dollars (of which amount \$179,200.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Williams and wife, Kathryn H. Williams (herein referred to as grantors) do grant, bargain, sell and convey unto Lloyd M. Denson, Jr., and wife, Peggy C. Denson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 627, according to the Map and Survey of Windstone VI Subdivision, as recorded in Map Book 33, page 31, in the Probate Office of Shelby County, Alabama.

  
20150518000162900 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
05/18/2015 11:41:46 AM FILED/CERT

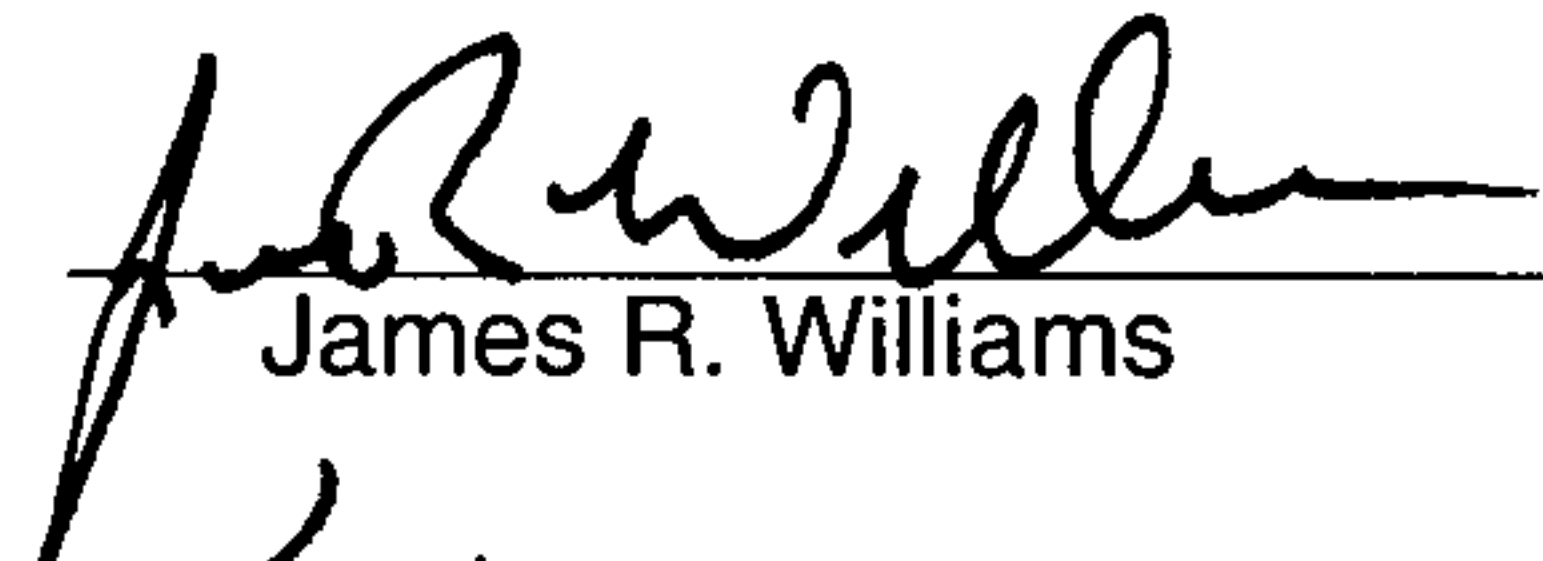
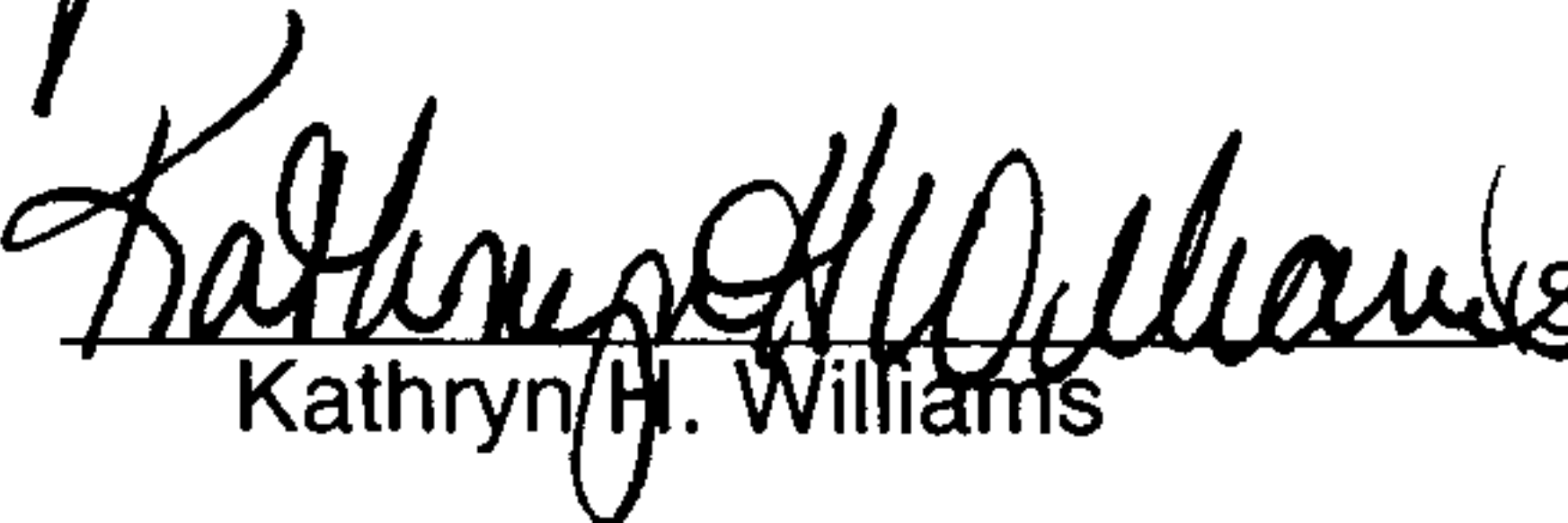
Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.


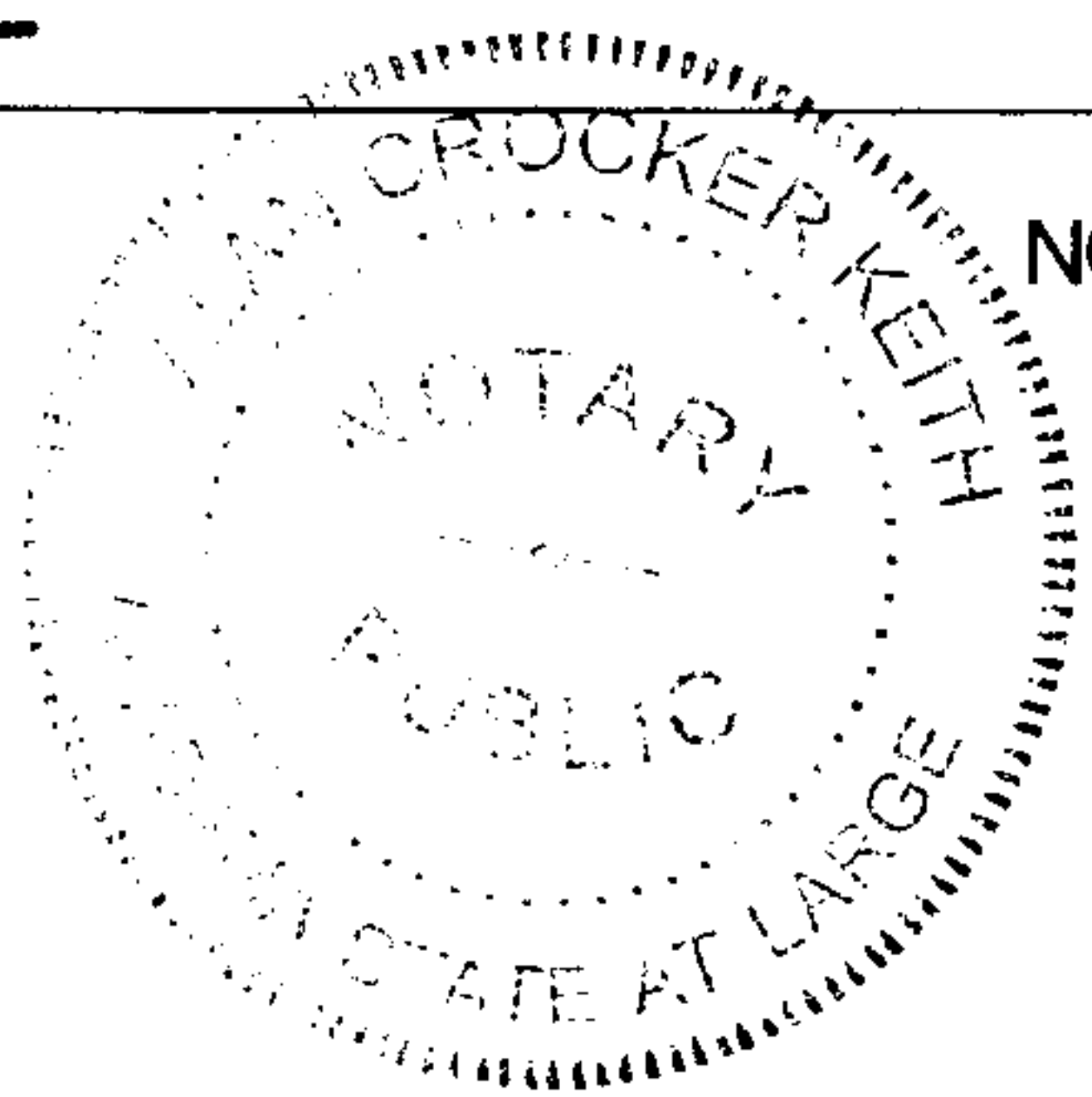
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 15, 2015

 (SEAL)  
James R. Williams  
 (SEAL)  
Kathryn H. Williams

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Williams and wife, Kathryn H. Williams, 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 on March 15, 2015

My commission expires: 3/20/16

  
 NOTARY PUBLIC

Shelby County, AL 05/18/2015  
State of Alabama  
Deed Tax: \$45.00

# Real Estate Sales Validation Form

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

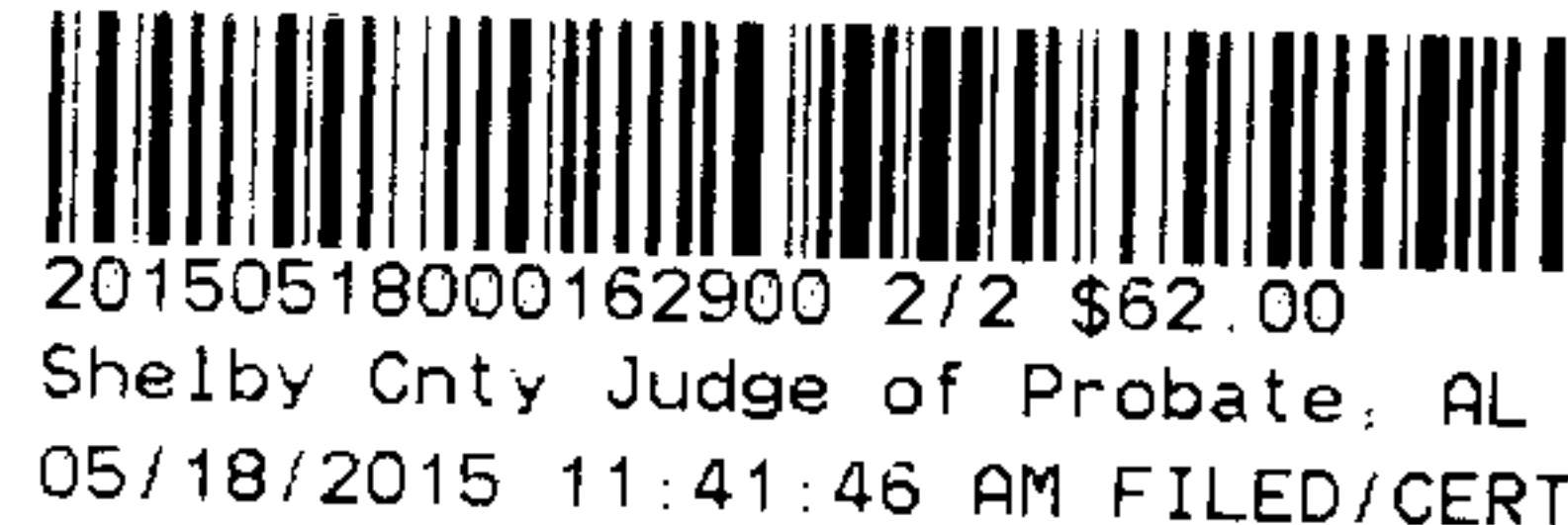
Grantor's name: James and Kathryn Williams  
Mailing address: 145 River Birch Rd, Chelsea, AL  
Property address: 145 River Birch Rd., Chelsea, AL

Grantee's Name: Lloyd M. and Peggy Denson  
Mailing address: 145 River Birch Rd., Chelsea, AL  
Date of Sale: May 15, 2015  
Total Purchase Price: \$224,000.00

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 value \_\_\_\_\_



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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: May 15, 2015

Print name: James R. Williams

\_\_\_\_ Unattested

(Verified by)

Sign: \_\_\_\_\_

Grantor, Grantee or Closing agent (Circle One)