

Attorney prepared deed only
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st N. Suite 102, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND FIVE HUNDRED DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

ESTA POWELL, A SINGLE WOMAN (herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM BILLINGS AND SANDRA BILLINGS

(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION
THIS IS NOT THE HOMESTEAD OF THE GRANTOR
Willie Charles Powell died on April 19, 2015 and grantor herein became the sole owner of the above property by Survivor deed dated March 14, 1994.

Subject to Easements, Restrictions and Rights of Way and Mortgages of Record.

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 of such SURVIVOR forever, together with every contingent remainder and right of reversion.

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 GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
21st day of May, 2015.

Shelby County, AL 05/26/2015
State of Alabama
Deed Tax:\$8.50



20150526000171940 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
05/26/2015 10:50:28 AM FILED/CERT

Exhibit A

LEGAL DESCRIPTION

Commence at a point south of ABC Railroad opposite the Big Cut in NW ¼ of NE ¼ of Section 15, Township 20, Range 3 West, (monument stake); said point being north corner of Jim Whiteside lot; thence North 50 feet; thence South to beginning; North 229 feet 72° East 50 feet; thence Northerly along boundary of Jim Whiteside lot 248 feet to point of beginning, known as Lot 83 as per map of Helena. Begin 670 feet East of Intersection West line NE ¼ and South right of way of Seaboard RR; thence East 102 feet; thence South 259 feet; thence West 164 feet; thence North 245 feet to point of beginning. Situated in Shelby County, Alabama.

Deed Esta Powell to William Billings and Sandra Billings



20150526000171940 3/4 \$31.50
Shelby Cnty Judge of Probate, AL
05/26/2015 10:50:28 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Esta Powell
Mailing Address P.O. Box 1191
Alabaster AL 35007

Grantee's Name William + Sandra Billings
Mailing Address 1578 Cunningham Dr
Helena, AL 35080

Property Address 13-5-15-1-001-015.000
Undeveloped

Date of Sale 5/21/15
Total Purchase Price \$

or
Actual Value \$

or

☒ Assessor's Market Value \$ 8500.



20150526000171940 4/4 \$31.50
Shelby Cnty Judge of Probate, AL
05/26/2015 10:50:28 AM FILED/CERT

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 Tax office

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 5/26/15

Print William Billings

☒ Unattested

[Signature]
(verified by)

Sign William Billings
(Grantor/Grantee/Owner/Agent) circle one