

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Tami W. Walker
5203 Roy Drive
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

TAMI W. WALKER, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

TAMI W. WALKER AND JAHAN N. BERNS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WALKER LIVING TRUST, DATED MAY 28, 2015, AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

Jahan N. Berns is just a Trustee of the trust. She has no equitable interest in this property nor does she reside on this property.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

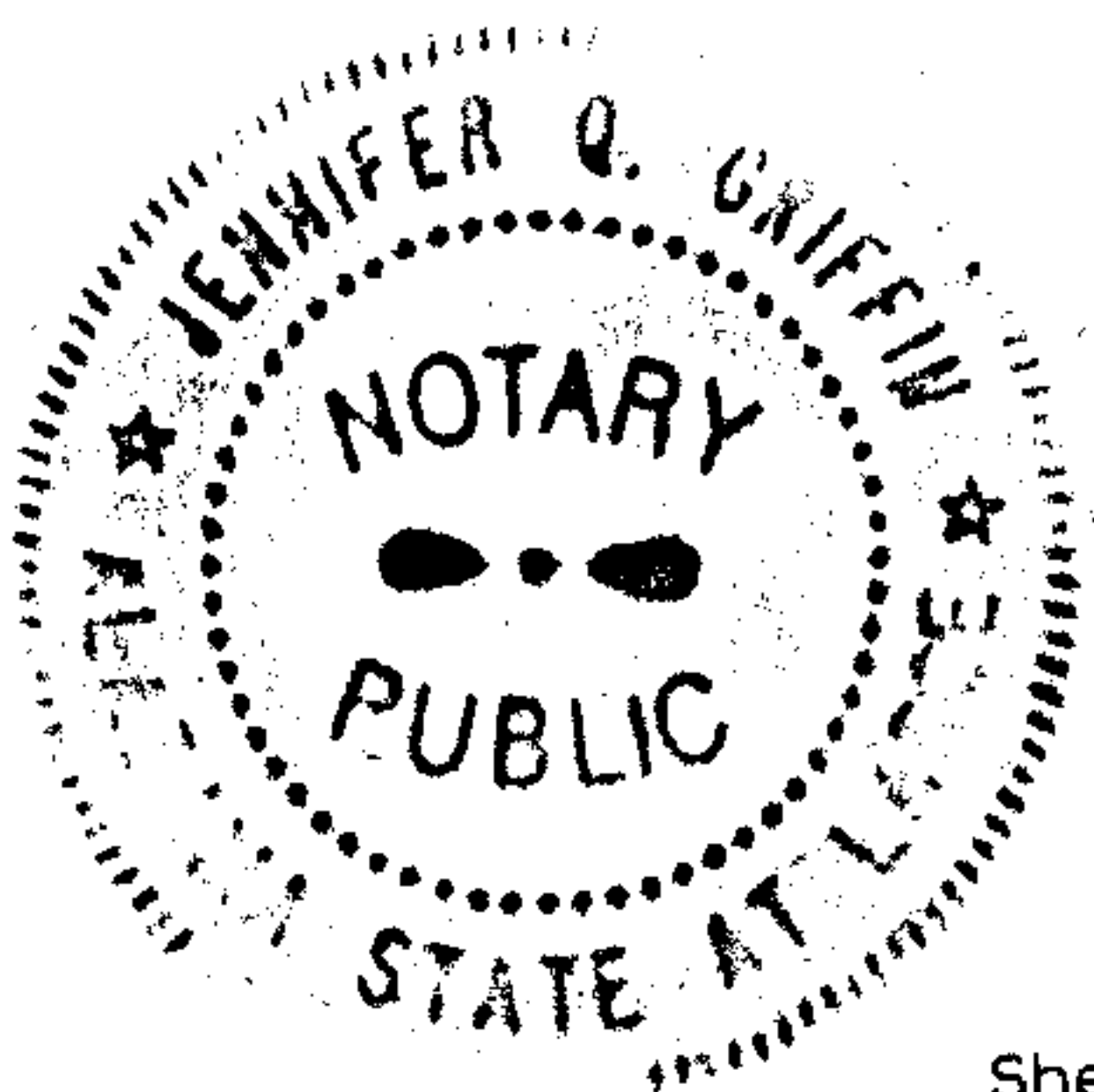
THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28 day of May, 2015.
TAMI W. WALKER

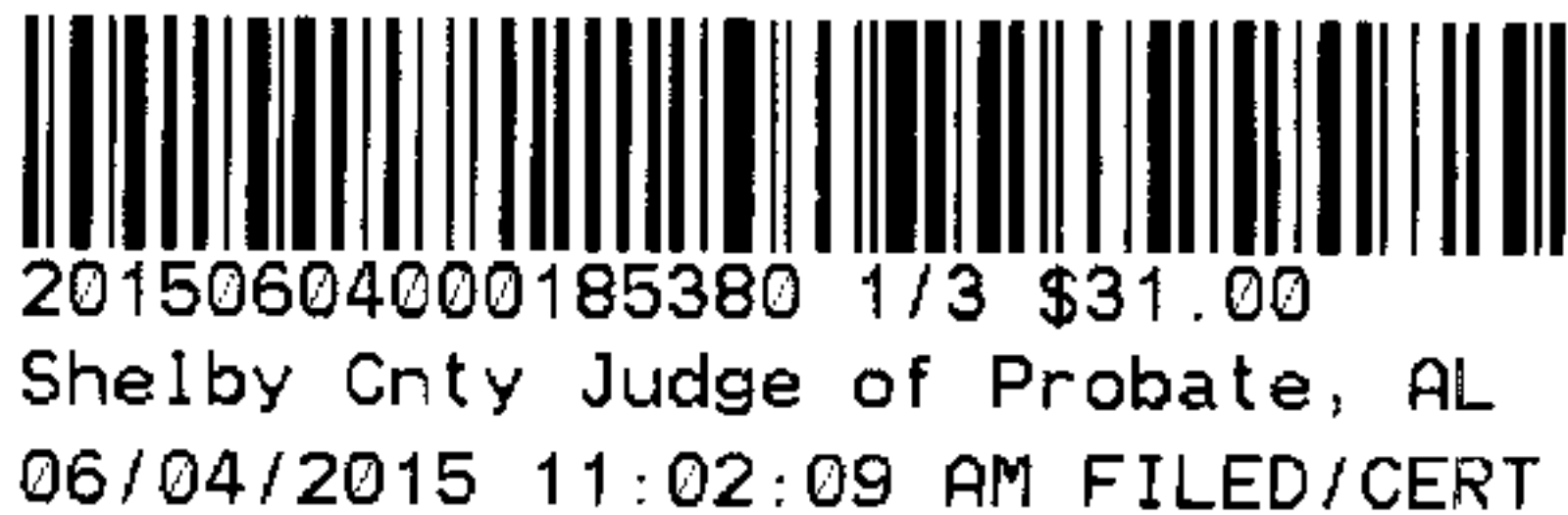
STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Guffin, a Notary Public in and for said County, in said State, hereby certify that Tami W. Walker, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 28 day of May, 2015.



Jennifer Q. Guffin
Notary Public
My Commission Expires: 9/25/2018



Shelby County, AL 06/04/2015
State of Alabama
Deed Tax: \$10.00

Exhibit A

A portion of land situated in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, and being more particularly described as follows:

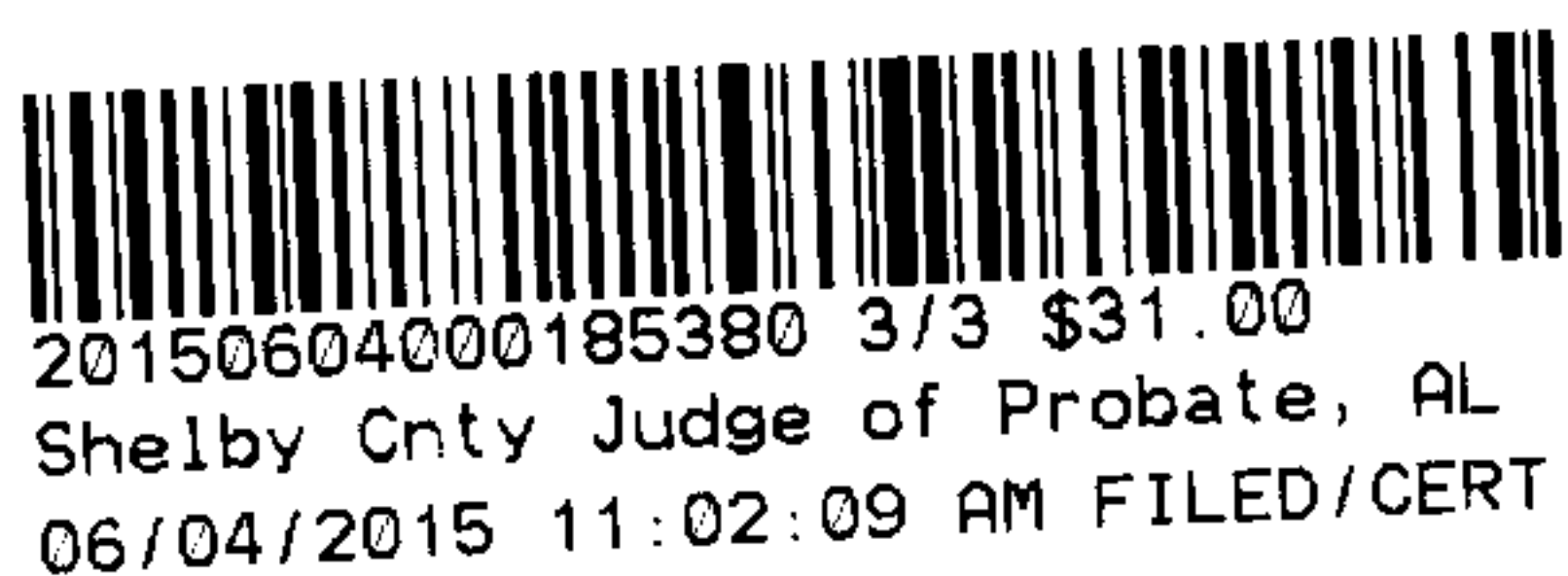
Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said Section 22 a distance of 1056.00 feet; thence turn left $88^{\circ}41'36''$ and run West a distance of 3304.64 feet; thence turn left $91^{\circ}18'36''$ and run South a distance of 792.0 feet; thence turn left $88^{\circ}41'24''$ and run East a distance of 9.42 feet to the Easterly right of way line of a public road; thence continue East along the last described course a distance of 216.56 feet; thence turn left $91^{\circ}18'36''$ and run North a distance of 213.99 feet; thence turn left $88^{\circ}41'24''$ and run West a distance of 200.66 feet to the Easterly right of way line of the aforementioned public road; thence turn left $83^{\circ}16'15''$ and run Southerly along said right of way line a distance of 59.16 feet to a point of a curve to the left running Southerly, said curve having a radius of 827.10 feet and a central angle of $8^{\circ}58'$; thence continue Southerly along said right of way line an arc distance of 129.44 feet to the point of tangency; thence continue Southerly along said right of way line a distance of 26.02 feet to the point of beginning; being situated in Shelby County, Alabama.


20150604000185380 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
06/04/2015 11:02:09 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Tami W. Walker
MAILING ADDRESS: 5203 Roy Drive
Helena, AL 35080
PROPERTY ADDRESS: 5203 Roy Drive
Helena, AL 35080



GRANTEE NAME(S): Walker Living Trust, dated May 28, 2015
MAILING ADDRESS: 5203 Roy Drive
Helena, AL 35080
DATE OF SALE: May 28, 2015
TOTAL PURCHASE PRICE: \$ 10,000.00
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 - 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 license appraiser or the assessor's current market value.

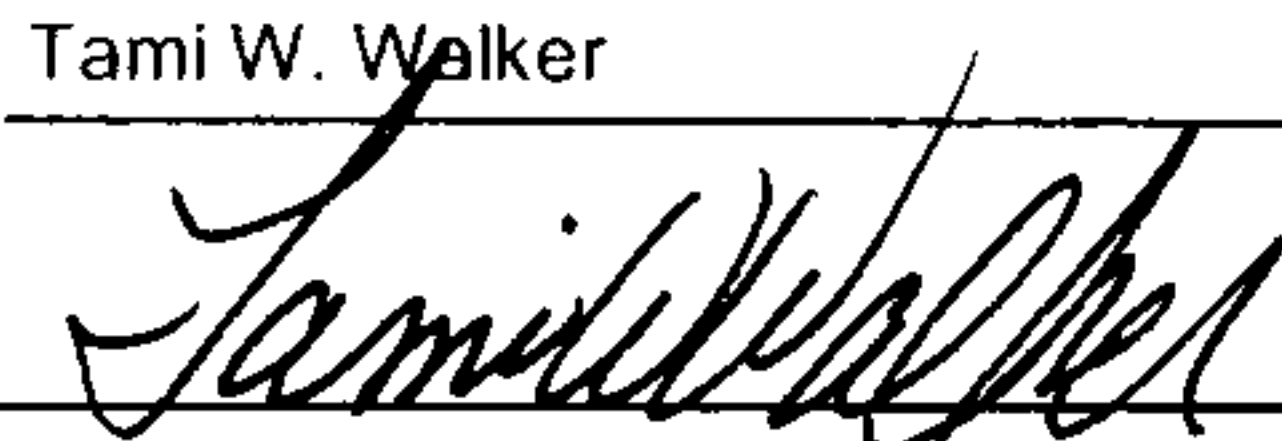
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized 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: May 28, 2015

Print: Tami W. Walker

Unattested
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent)