

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Ninety Eight Thousand Five Hundred and No/100ths Dollars (\$98,500.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JOHN WILSON AND CHRISTIE C. WILSON, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **DENNIS R. O'CONNOR AND JANE E. O'CONNOR** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 100A and 101A, according to a Corrected Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104, and 105, Bulley Creek Farm Development 1st Sector, and acreage, as recorded in Map Book 40, at Page 146, as corrected at Map Book 42, page 4, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Wilsonville, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and the following:

1. Restrictions, covenants, and conditions as set out in Inst. No. 2001-52932, Inst. No. 20070413000172360, and Amendment of Declaration as recorded in Inst. No. 20090427000152660, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Restrictions, limitations and conditions as set out in Plat Book 42, page 4, in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 107, page 560 and Deed Book 142, page 412, in Probate Office.
4. Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 164, page 493, in the Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company, as set out in Book 195, page 302 and Book 107, page 559, in the Probate Office.
6. Easement(s) granted to BellSouth Telecommunications as set out in Inst. No. 20070418000178840, in the Probate Office.
7. Flood rights to Alabama Power Company, as recorded in Deed Book 237, page 735, and Deed Book 240, page 138, in the Probate Office of Shelby County, Alabama.
8. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
9. Grant of Land Easements and Restrictive Covenants granted to Alabama Power Company recorded in Inst. No. 20060630000314920, in Probate Office.
10. Easements and restrictions recorded in Inst. No. 20051107000578150 and Inst. No. 20070911000425540, in Probate Office.

§ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 21st day of May, 2015.

WITNESS



John Wilson

{L.S.}

WITNESS



Christie C. Wilson

{L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **John Wilson and Christie C. Wilson**, 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 seal this 21st day of May, 2015.



Notary Public

My commission expires 11/24/2018

GRANTEES' MAILING ADDRESS:

124 Farmstead Road
Wilsonville, AL 35186

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-05-4663



Real Estate Sales Validation Form

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

Grantor's Name	John Wilson and Christie C. Wilson	Grantee's Name	Dennis R. O'Connor and Jane E. O'Connor
Mailing Address	<u>John Wilson</u> <u>1820 Southview CR</u> <u>Bham 35244</u>	Mailing Address	<u>124 Farmstead Rd</u> <u>Wilsonville AL 35186</u>
Property Address	124 Farmstead Road Wilsonville, AL 35186	Date of Sale	05/21/2015
		Total Purchase Price	\$98,500.00
		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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 5/21/15

Unattested

Sign

Print: John Wilson

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/09/2015 03:47:26 PM
 \$118.50 CHERRY
 20150609000193200

John Wilson