

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
TIMOTHY S. POE  
ALANA N. POE  
2236 LISA ANN DR  
LEEDS, AL 35094

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty-Eight Thousand and 00/100 Dollars (\$88,000.00)\* to the undersigned Grantors, MICHAEL WALKER and wife, CATHERINE A. WALKER, (hereinafter referred to as Grantors, whose mailing address is 2236 LISA ANN DR, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto TIMOTHY S. POE and ALANA N. POE, (herein referred to as Grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, BLOCK 2, ACCORDING TO THE SURVEY OF ARMSTRONG ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 2236 LISA ANN DR, LEEDS, AL 35094

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 248, page 215 and Volume 262, page 17
5. Restrictions appearing of record in Volume 262, page 841; Volume 262, page 529 and Volume 244, page 215
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 103, page 100
7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 118, page 302; Deed Book 136, page 58; Deed Book 212, page 109; Deed Book 241, page 355; Deed Book 206, page 175 and Deed Book 52, page 285.

\$89,795.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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 persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 8th day of July, 2015.

+ Michael Walker  
MICHAEL WALKER

+ Catherine A. Walker  
CATHERINE A. WALKER

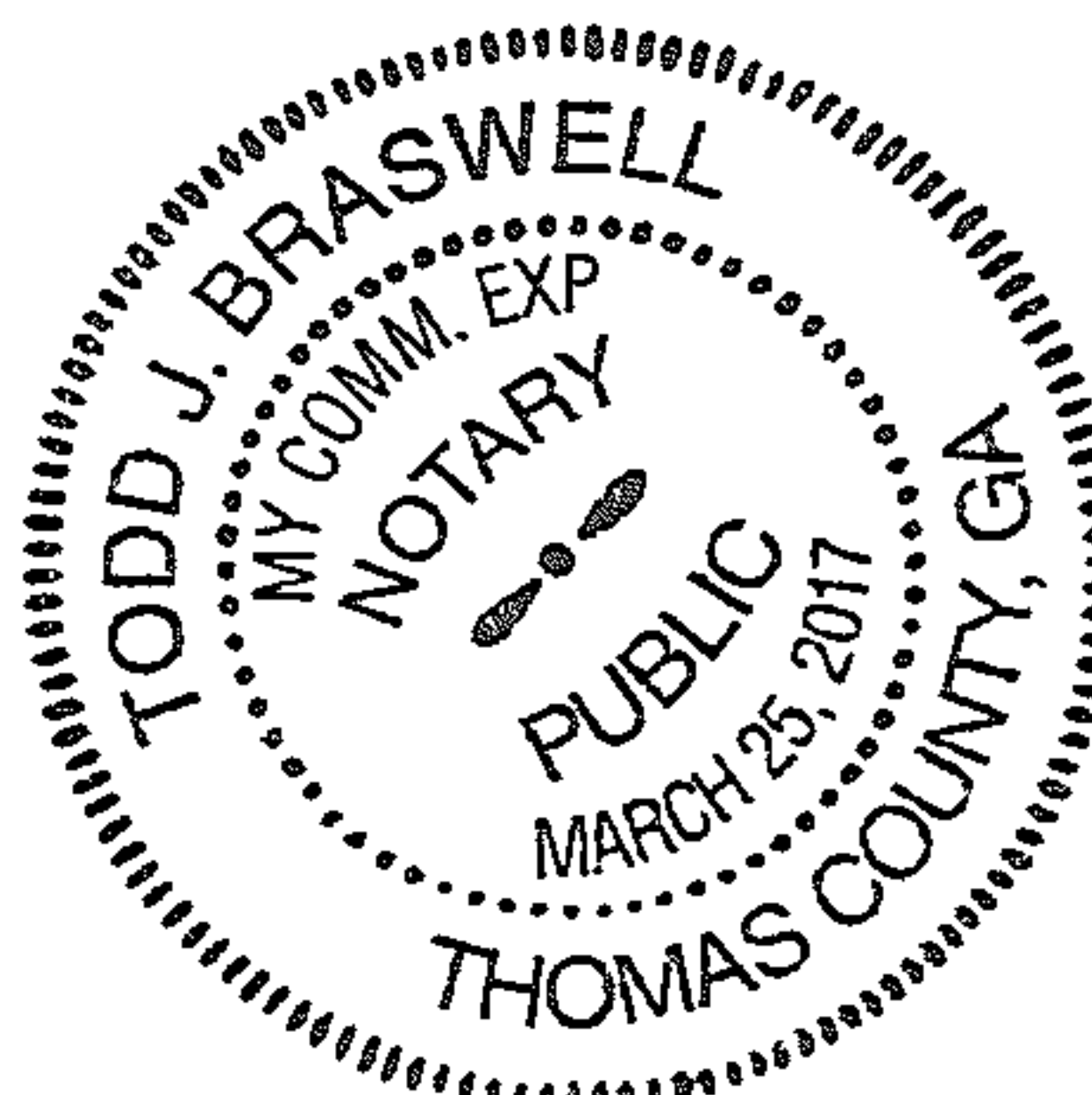
STATE OF + Georgia  
+ Thomas COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL WALKER and WIFE, CATHERINE A. WALKER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2015.

+ Todd J. Braswell  
NOTARY PUBLIC

My Commission Expires: + 03/25/2017



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

|                   |                                           |                          |                                     |
|-------------------|-------------------------------------------|--------------------------|-------------------------------------|
| Grantor's Name:   | MICHAEL WALKER and<br>CATHERINE A. WALKER | Grantee's Name:          | TIMOTHY S. POE and ALANA N. POE     |
| Mailing Address:  | 2236 LISA ANN DR<br>LEEDS, AL 35094       | Mailing Address:         | 2236 LISA ANN DR<br>LEEDS, AL 35094 |
| Property Address: | 2236 LISA ANN DR<br>LEEDS, AL 35094       | Date of Sale:            | July 8th, 2015                      |
|                   |                                           | Total Purchase Price:    | (\$88,000.00)                       |
|                   |                                           | 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)

|                                                       |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal            |
| <input type="checkbox"/> Appraisal                    | <input type="checkbox"/> Other Tax Assessment |
| <input type="checkbox"/> Sales Contract               |                                               |
| <input checked="" type="checkbox"/> 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- 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: 7/8/15

Print: Laura L. Barnes, Closing Attorney

Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)

Alana N. Poe

Timothy S. Poe

Alana N. Poe

Timothy S. Poe



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/09/2015 03:58:17 PM  
\$242.70 JESSICA  
20150709000232630

*[Signature]*