

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Melissa Kallaher and William S. Kallaher  
172 Greenbriar Place  
Chelsea, AL 35043

**WARRANTY DEED**

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Seventeen Thousand And No/100 Dollars (\$317,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Timothy G. Williams and Kimberly D. Williams, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Melissa Kallaher and William S. Kallaher (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 20, according to the Map and Survey of Greenbriar Place, recorded in Map Book 36, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Boundary of said Lot being described as follows:

A boundary in the NW ¼ of the SW ¼ of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commencing at the NW corner of the SW ¼ of said Section 24, which bears South 6.6 feet from a ½" rebar, found; thence N 88°45'20"E, along the North line of said Sixteenth Section a distance of 862.19 feet to a point on the line between Lots 19 and 20 of the Greenbriar Subdivision; thence N19°28'42"E, along said lot line a distance of 13.72 feet to a ½" rebar, set, stamped "CV 2012 432 Wheeler 16165", at the point of beginning; thence N 89°36'43"E, a distance of 149.69 feet to a ½" rebar, stamped "CV 2012 432 Wheeler 16165", set on the East line of the Greenbriar Subdivision at the point of termination. Being the same boundary described in that certain compromise agreement described in that certain Order dated July 21, 2015, and filed in Shelby County Circuit Court Civil Case #CV-2012-000432, and recorded on 7/22/15 in Instrument #20150722000249480, in the Probate Office of Shelby County, Alabama, pursuant to that certain survey dated April 27, 2015, by Sid Wheeler, PLS No. 16185.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Twenty-Three Thousand Eight Hundred Fifteen And No/100 Dollars (\$323,815.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 21, 2015.

  
\_\_\_\_\_  
Timothy G. Williams

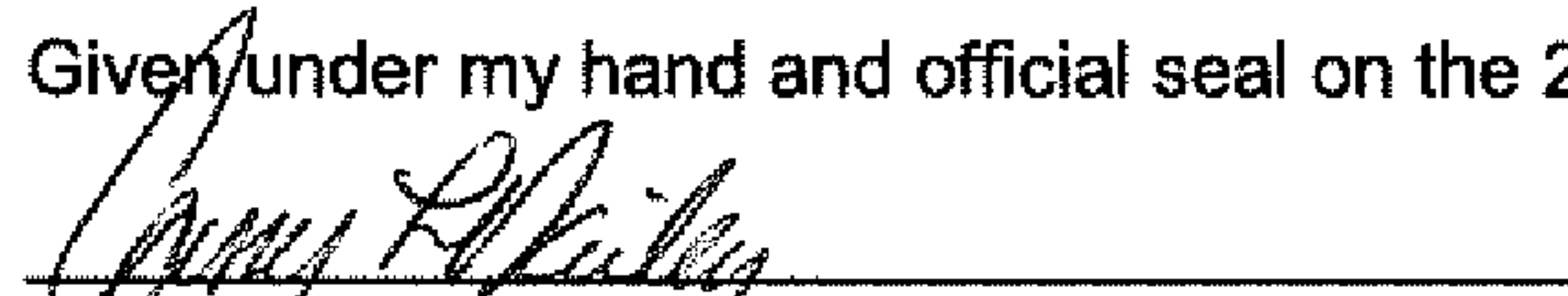
  
\_\_\_\_\_  
Kimberly D. Williams

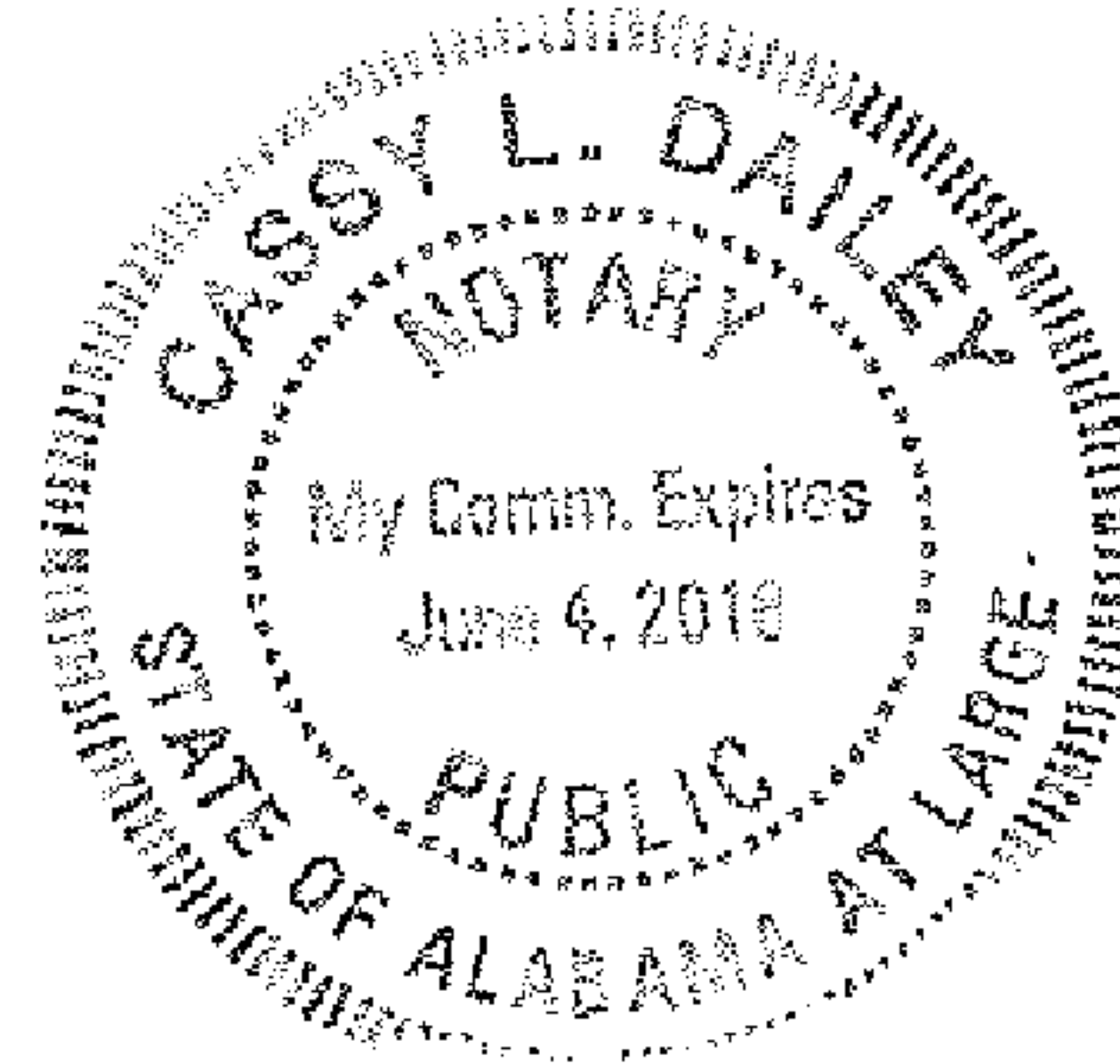
20150824000292380 08/24/2015 08:35:26 AM DEEDS 2/3

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy G. Williams and Kimberly D. Williams, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 21st day of August, 2015.

  
\_\_\_\_\_  
Notary Public  
My commission expires:



**20150824000292380 08/24/2015 08:35:26 AM DEEDS 3/3**

Grantor's Name	Timothy G. Williams and Kimberly D. Williams	Grantee's Name	Melissa Kallaher and William S. Kallaher
Mailing Address	172 Greenbriar Place Chelsea, AL 35043	Mailing Address	139 Brynleigh Dr Chelsea, AL 35043
Property Address	172 Greenbriar Place Chelsea, AL 35043	Date of Sale	August 21, 2015
		Total Purchase Price	\$317,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<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 - Timothy G. Williams and Kimberly D. Williams, 172 Greenbriar Place, Chelsea, AL 35043.

Grantee's name and mailing address - Melissa Kallaher and William S. Kallaher, 139 Brynleigh Dr, Chelsea, AL 35043.

Property address - 172 Greenbriar Place, Chelsea, AL 35043

Date of Sale - August 21, 2015.

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: August 21, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/24/2015 08:35:26 AM  
\$21.00 CHERRY  
20150824000292380

