20150901000304480 09/01/2015 08:45:33 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Send Tax Notice To:
Judith Ann Maxwell-Walts
Bruce Joseph Walts

Pelhon (ul 35124

GENERAL WARRANTY DEED With right of survivorship

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

That in consideration of One Hundred Seventy-Seven Thousand Five Hundred and No/100 Dollars (\$177,500.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Remy G. Hunkapiller, a married person, (herein referred to as Grantor), does hereby grant, sell, bargain and convey unto Judith Ann Maxwell-Walts and Bruce Joseph Walts, (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 29, according to the Survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$168,625.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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.

And I do for myself, and my heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant

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and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Remy G. Hunkapiller hereunto set my hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the day of hours, 2015.

STATE OF ALABAMA **COUNTY OF JEFFERSON**

 $(x_1, x_2, \dots, x_{n-1}) = \frac{1}{\sqrt{2}} \sum_{i=1}^n (x_i, x_i) + \frac{1}{\sqrt{2}} \sum_$

And the second of the second o

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Remy G. Hunkapiller, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this $\frac{3}{2}$ day of $\frac{1}{2}$ day of $\frac{1}{2}$ day of $\frac{1}{2}$

Notary Seal

My commission expires:

FEB 2 0 2017

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REAL ESTATE SALES VALIDATION FORM This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor'	's Name:	Grantee's Name:	
Remy G.	Hunkapiller ,	Judith Ann Maxwell-Walts Bruce Joseph Walts	
Mailing A	Address:	Mailing Address:	
	teshore Ridge nam, AL 35211	615 Crosscreek Cove Pelham, AL 35124	
Property	Address:	Date of Sale: August 31, 2015	
_	screek Cove	Total Purchase Price: \$177,500.00	
Pelham, A	AL 35124	or Actual Value: \$	
		or Assessor's Market Value: \$	
•	hase price or actual value claimed on this form can be verified in the tary evidence is not required)	following documentary evidence: (check one) (Recordation of	
	Bill of Sale	Appraisal	
X	Sales Contract	Other	
X	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.			
	Instructio	ns	
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 perso	ons to whom interest to property is being conveyed.	
Property a	address – the physical address of the property being conveyed, if avai	ilable.	
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.			
as determ	•	e of fair market value, excluding current use valuation, of the property roperty for property tax purposes will be used and the taxpayer will be	
false state	the best of my knowledge and belief that the information contained ements claimed on this form may result in the imposition of the penal	ty indicated in Code of Alabama 1975 § 40-22-1 (h)	
Date:	* 31 >01	Shannan-Keid Scrull	
Filed and Recorded Official Public Records Index James W. Fuhrmeister, Probate 1997age			
verified by inty Clerk (Grantor/Grantee/Owner/Agent) circle one			
	Shelby County, AL 09/01/2015 08:45:33 AM	Form RT-1	

\$30.00 DEBBIE

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