

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

SEND TAX NOTICE TO:
Antoinette Austin
294 Village Drive
Calera, AL 35040

GENERAL WARRANTY DEED

**20151002000346730
10/02/2015 03:49:27 PM
DEEDS 1/3**

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand And No/100 Dollars (\$100,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael R. Skates and Karen A. Skates, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Antoinette Austin (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 183, according to the Survey of Waterford Village Sector 5, Phase 4, as recorded in Map Book 40, Page 8, as recorded in the Probate Office of Shelby County, Alabama.

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.

Ninety-Eight Thousand One Hundred Eighty-Eight And No/100 Dollars (\$98,188.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 15 2015.

Michael R. Skates
Michael R. Skates

Karen A. Skates
Karen A. Skates

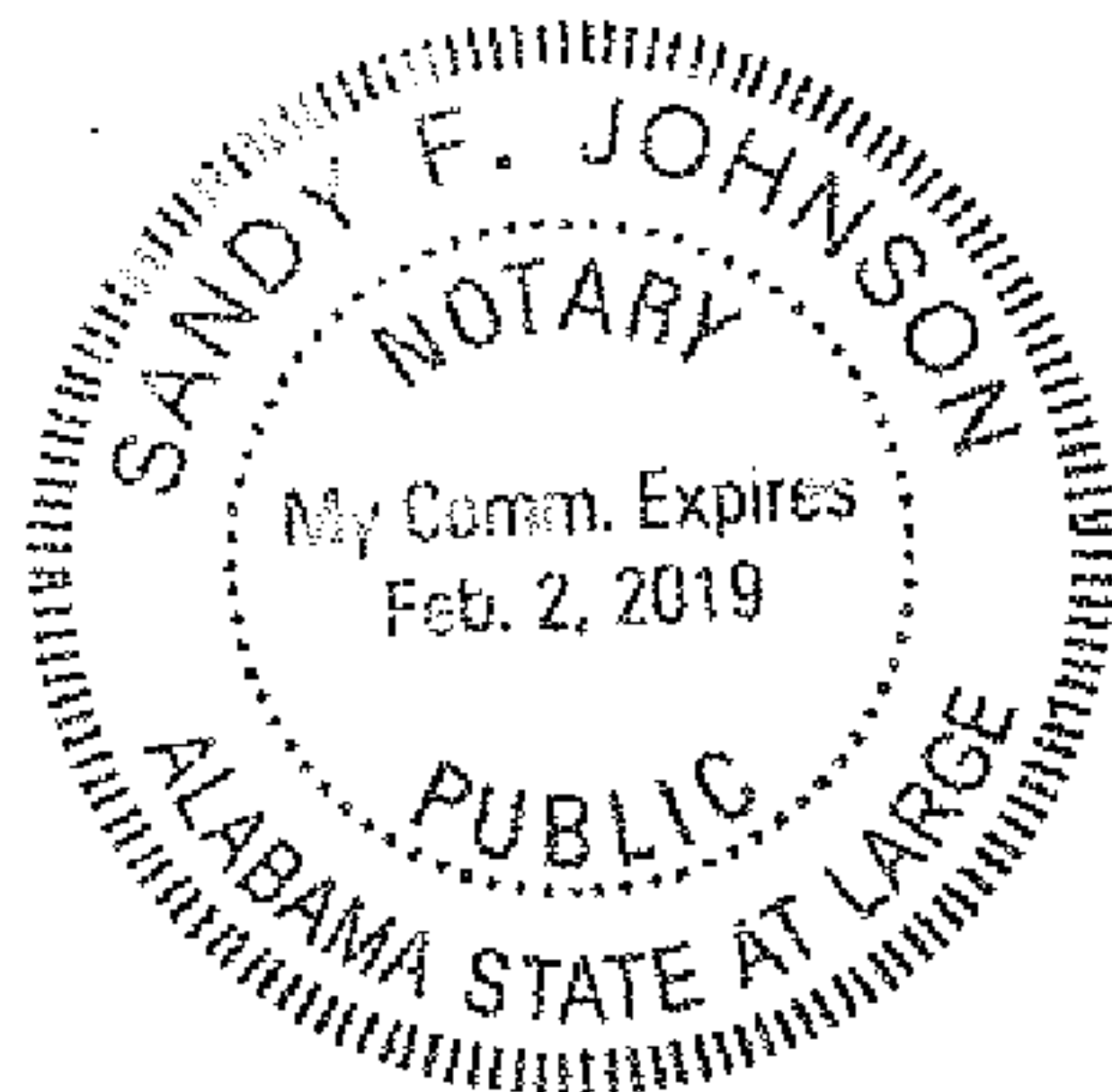
20151002000346730 10/02/2015 03:49:27 PM DEEDS 2/3

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael R. Skates and Karen A. Skates, 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 15th day of September, 2015.

Sandy F. Johnson
Notary Public
My commission expires:



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Grantor's Name	Michael R. Skates and Karen A. Skates	Grantee's Name	Antoinette Austin
Mailing Address	294 Village Drive Calera, AL 35040	Mailing Address	1232 Springs Avenue Birmingham, AL 35242
Property Address	294 Village Drive Calera, AL 35040	Date of Sale	September 15, 2015
		Total Purchase Price	\$100,000.00
		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 - Michael R. Skates and Karen A. Skates, 294 Village Drive, Calera, AL 35040.

Grantee's name and mailing address - Antoinette Austin, 1232 Springs Avenue, Birmingham, AL 35242.

Property address - 294 Village Drive, Calera, AL 35040

Date of Sale - September 15, 2015.

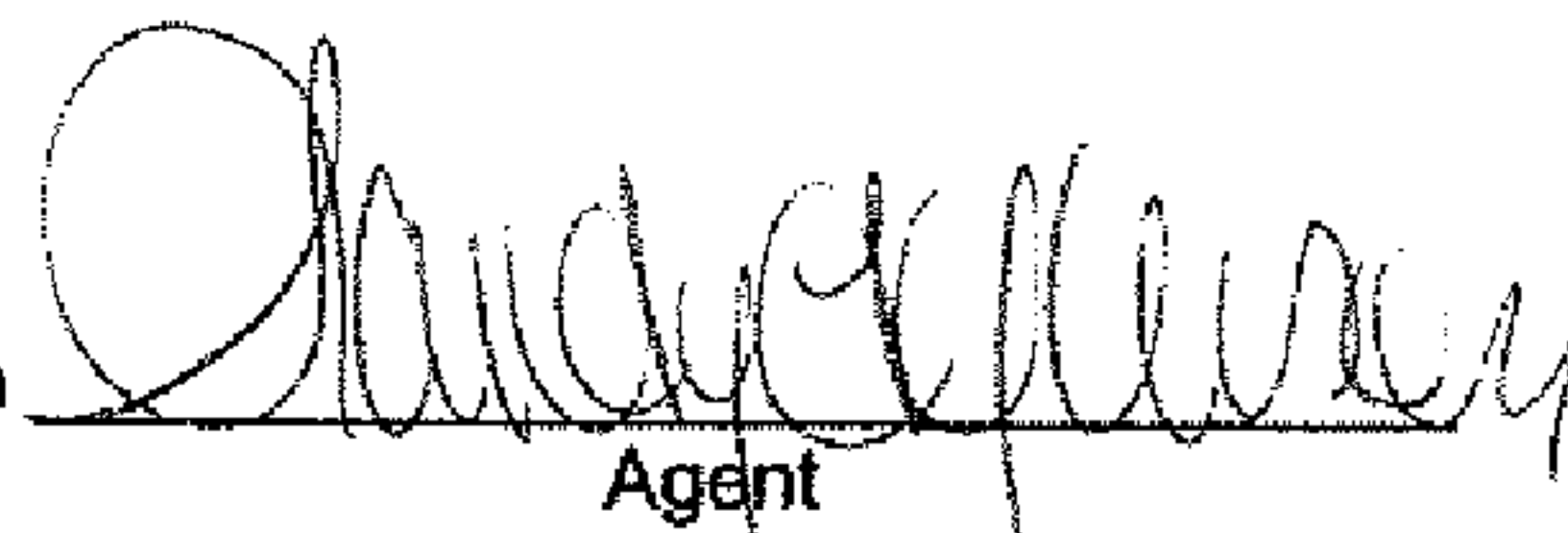
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: September 15, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 03:49:27 PM
\$22.00 CHERRY
20151002000346730

