

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT GREGORY S. BABB, a married man, joined by his spouse CRYSTAL BABB (together herein, "Grantors"), whose address is 165 King James Court, Alabaster, AL 35007, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GREGORY S. BABB and CRYSTAL BABB, husband and wife, as joint tenants with right of survivorship (together herein, "Grantees"), whose address is 165 King James Court, Alabaster, AL 35007, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 165 King James Court, Alabaster, AL 35007

SOURCE OF TITLE: INST # 20031215000806150

PROPERTY ID: 13 7 26 1 003 001.000

REAL PROPERTY TAX: \$ N/A due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

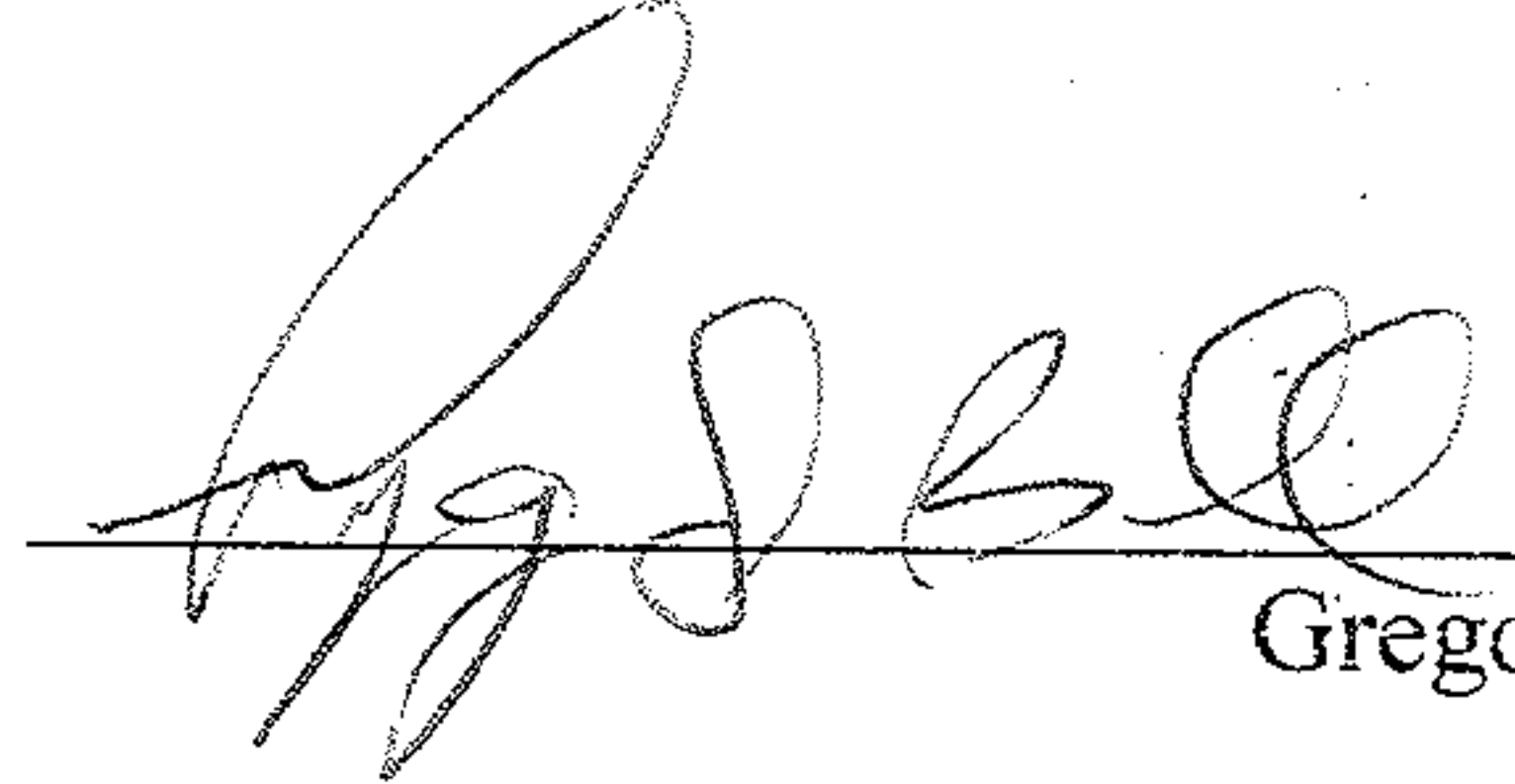
AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantees and Grantees' heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantors.

20151112000392940 11/12/2015 02:52:12 PM DEEDS 2/5

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 6 day of November, 2015.

GRANTOR:

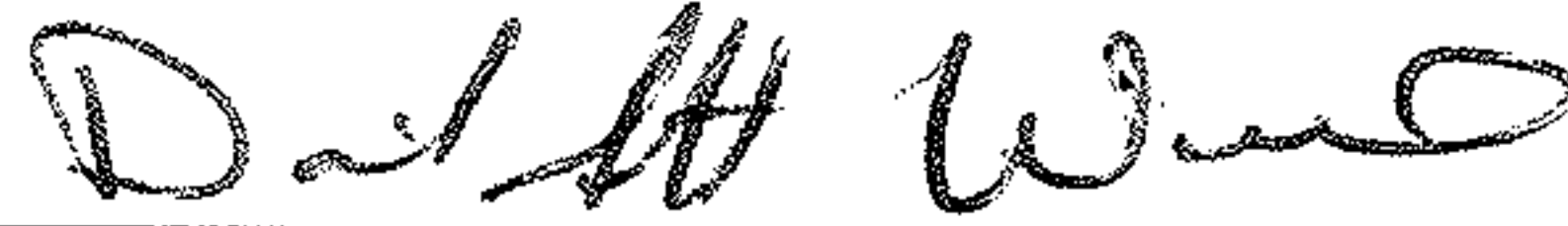
 (SEAL)
Gregory S. Babb

STATE OF Alabama
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Gregory S. Babb, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

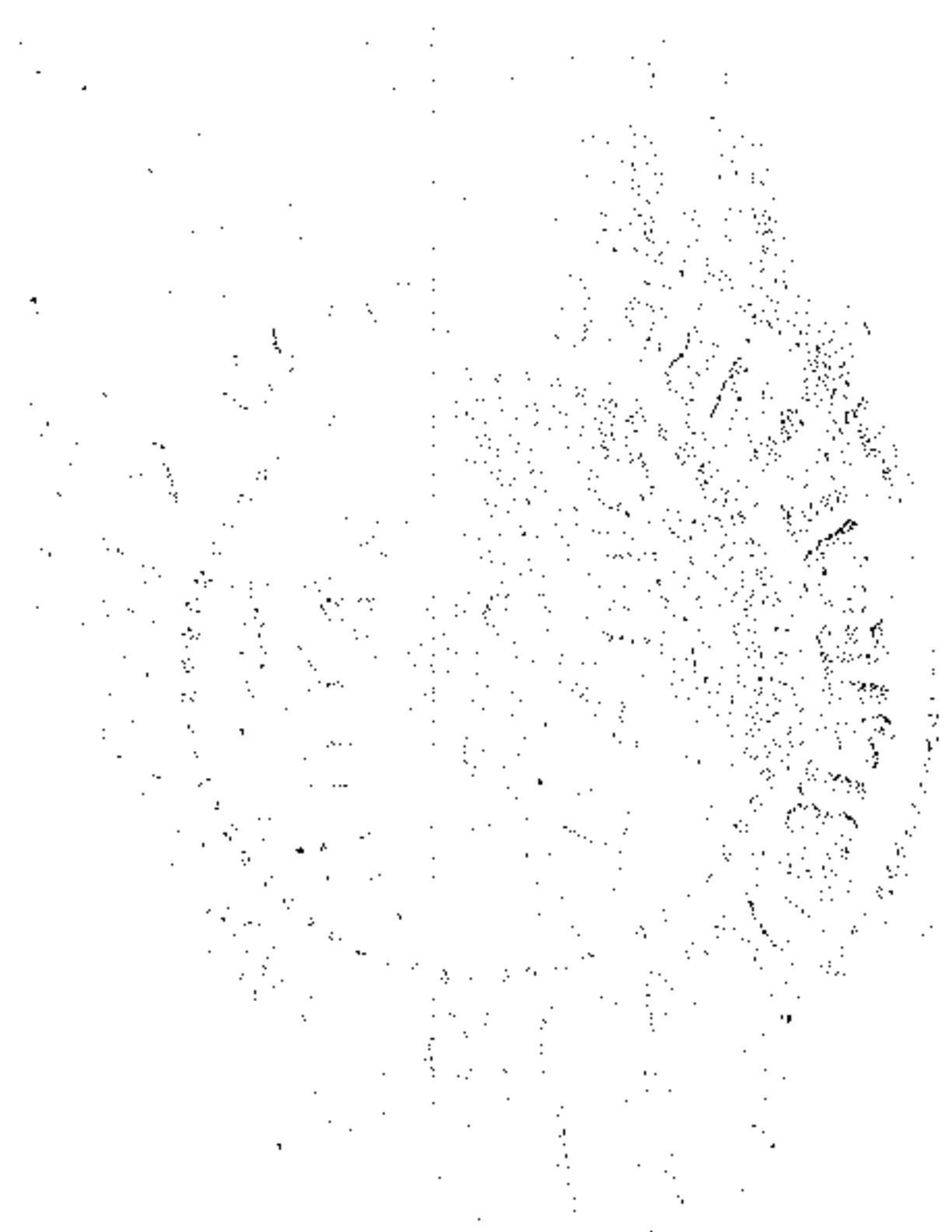
Given under my hand and official seal this 6 day of November, 2015.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2018



GRANTOR:

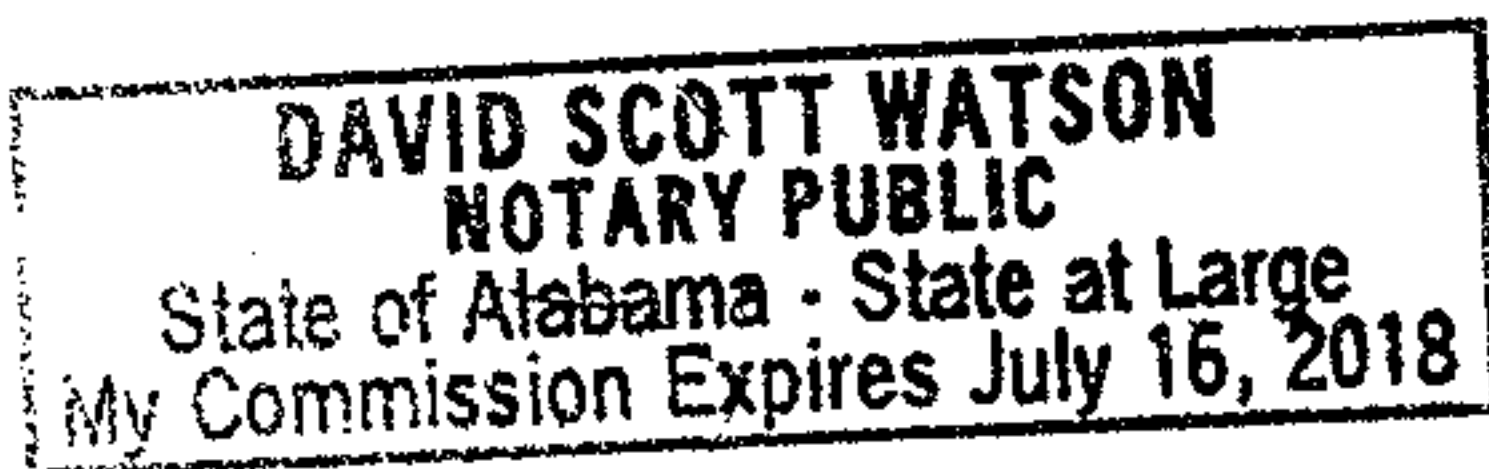
Crystal Babb (SEAL)
Crystal Babb

STATE OF Alabama
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Crystal Babb, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of November, 20 15.

[Affix Notary Seal]



David Scott Watson

SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2018

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

BRITTANY SANTOS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362
R # 1187987

The Grantee's address is:

GREGORY S. BABB
CRYSTAL BABB
165 KING JAMES COURT
ALABASTER, AL 35007

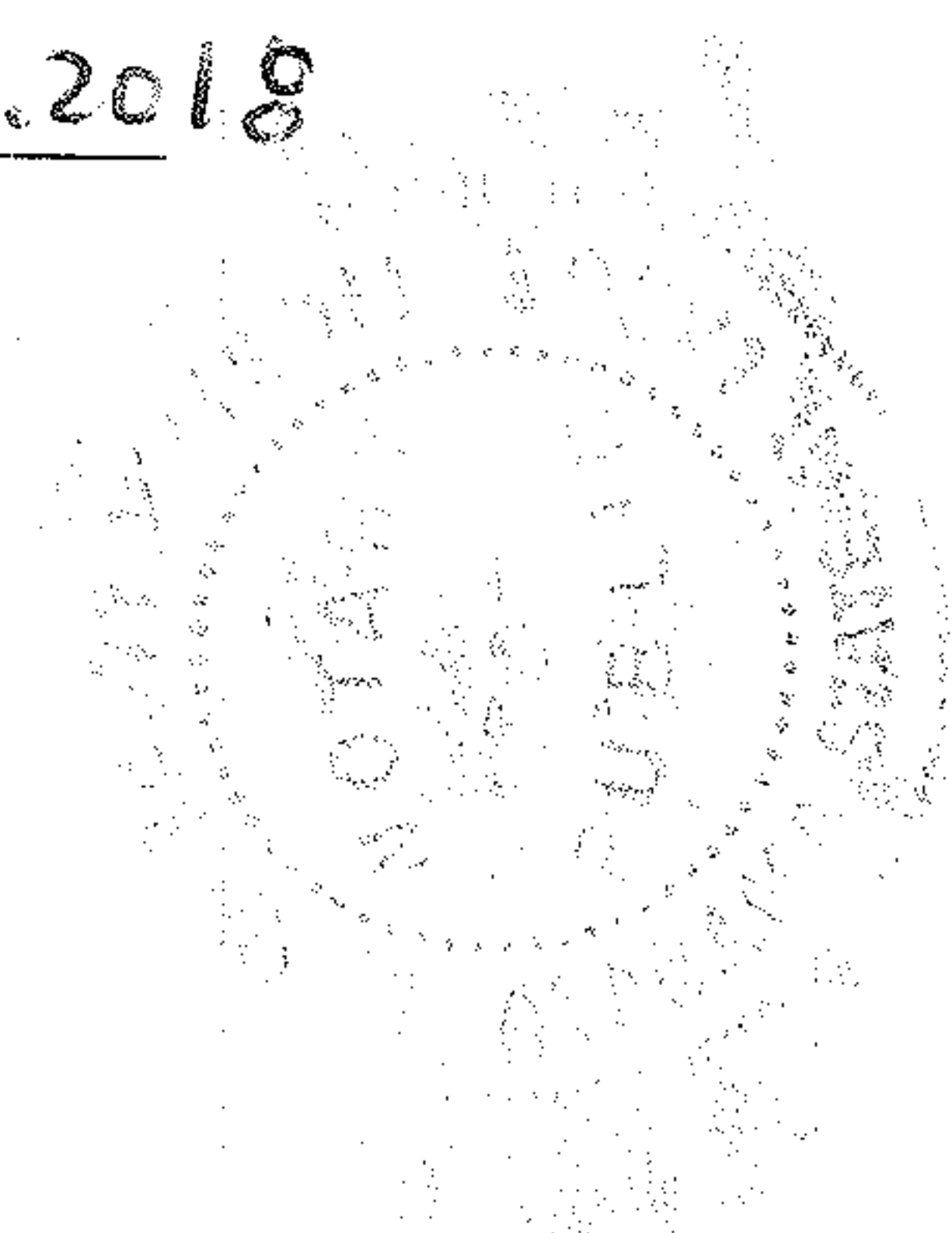


EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO-WIT:

LOT 67, ACCORDING TO THE SURVEY OF SPRING GATE ESTATES, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name GREGORY S. BABB
Mailing Address _____
165 KING JAMES CT.
ALABASTER, AL 35007

Grantee's Name GREGORY S. BABB and
Mailing Address CRYSTAL BABB
165 KING JAMES CT.
ALABASTER, AL 35007

Property Address 165 KING JAMES CT.
ALABASTER, AL 35007

Date of Sale 11/6/15
Total Purchase Price \$ 0

or
Actual Value \$ _____

or
Assessor's Market Value \$ 14,660.00

2015112000392940 11/12/2015
02:52:12 PM DEEDS 5/5

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Adding wife on title

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 11-6-2015

Print GREGORY S BABB

Unattested

[Signature]

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/12/2015 02:52:12 PM
\$41.00 CHERRY
2015112000392940

(verified by)

[Signature]

Print Form

Form RT-1