



20151117000397390 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
11/17/2015 11:39:24 AM FILED/CERT

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Patricia M. Long
Timothy W. Long
206 Amberwood Drive East
Vidalia, GA 30474

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County, AL 11/17/2015
State of Alabama
Deed Tax: \$60.00

Shelby County

That in consideration of the sum of **Three Hundred Eighty Thousand Dollars and No Cents (\$380,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **William Harold White, Personal Representative of The Estate of James S. Larkin, deceased, Case # PR-2015-000430 and William H. White, Trustee of the Luedean Larkin Trust, dated April 17, 2007, whose mailing address is** 2405 Cahaba River EST, Hookey, AL 35244 (herein referred to as Grantors), do grant, bargain, sell and convey unto **Patricia M. Long and Timothy W. Long, whose mailing address is 206 Amberwood Drive East, Vidalia, GA 30474** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4609 South Lakeridge Drive, Birmingham, AL 35244**; to wit;

LOT 17 A, ACCORDING TO THE SURVEY OF LAKERIDGE PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$320,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 13, Page 50.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Agreement for underground residential distribution in favor of Alabama Power Company as recorded in Real Volume 189, Page 624 and restrictive covenants pertaining thereto a recorded in Real Volume 189, Page 865.

Declaration of protective covenants as recorded in Real Volume 198, Page 865; Real Volume 160, Page 495.

Right of Way to Alabama Power Company as recorded in Book 129, Page 572; Book 216, Page 103; Book 219, Page 734; Real Volume 114, Page 134 and Real Volume 207, Page 366.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 542 and Deed Book 127, Page 140.

Less and Except that portion of subject property lying below the elevation of 422.80 feet above sea level as recorded in Real volume 69, Page 598 and Real Volume 69, Page 608.

Riparian and other rights created by the fact that the subject property lies adjacent to Indian Valley Lake.

Notice of permitted land uses recorded in Book 160, Page 492.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 172, Page 49 in the

Subject to the rights of creditors to the file in the Estate of James Satterthwaite Larkin, deceased,
Case # PR-2015-000430.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of November, 2015.

William Harold White
William Harold White, Personal Representative of
The Estate of James S. Larkin, deceased, Case #
PR-2015-000430

William H. White
William H. White, Trustee of the Luedean Larkin
Trust, dated April 17, 2007

State of Alabama

}

Jefferson County

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William Harold White, whose name is signed as Personal Representative of the Estate of James S. Larkin, deceased, Probate Case #PR-2015-000430, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on

William Patrick Cockrell
Notary Public

My commission expires:

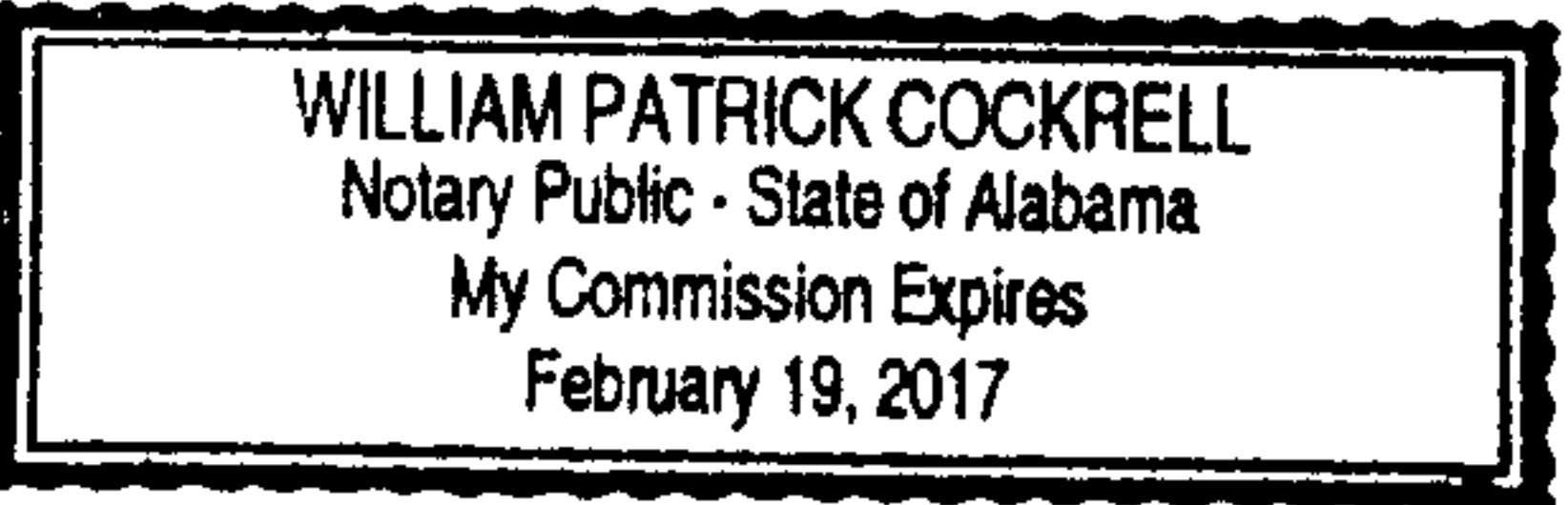


State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William H. White, whose name as Trustee of The Luedean Larkin Trust, Trust, dated April 17, 2007, 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 the conveyance, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.
Given under my hand this

William Patrick Cockrell
Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name William Harold White, Personal
Representative of The Estate of
James S. Larkin, deceased, Case #
PR-2015-000430
William H. White, Trustee of the
Luedean Larkin Trust, dated April 17,
2007

Mailing Address 2405 Cahaba River Est
Hoover, AL 35244

Property Address 4609 South Lakeridge Drive
Birmingham, AL 35244

Grantee's Name Patricia M. Long
Timothy W. Long

Mailing Address 206 Amberwood Drive East
Vidalia, GA 30474

Date of Sale November 12, 2015
Total Purchase Price \$380,000.00

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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 of 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 November 11, 2015

Print William Harold White, Personal Representative of
The Estate of James S. Larkin, deceased, Case #



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Form RT-1

____ Unattested



(verified by)

PR-2015-000430

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


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