

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: William R. Dow Jr.

1000 Highland Gate Court
Hoover, AL 35244

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Thirty Two Thousand Dollars and No Cents (\$132,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James Dolan Williams and Pamela Williams, husband and wife, whose mailing address is 1120 Weybridge Way, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William R. Dow Jr., whose mailing address is 1000 Highland Gate Court, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 100 Winterhaven Circle, Alabaster, AL 35007**; to wit;

LOT 6, BLOCK 5, ACCORDING TO THE MAP AND SURVEY OF BERMUDA HILLS, SECOND SECTOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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

\$105,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 7, Page 16.

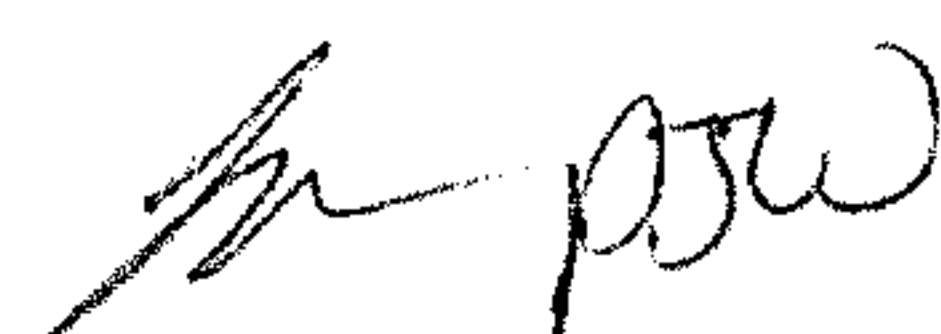
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing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

35' building line Winterhaven Drive and 13th Street as shown on recorded Map Book 7, Page 16.

Easement to Alabama Power Company as recorded in Book 113, Page 229; Book 130, Page 299; Book 310, Page 213 and Book 310, Page 215.

Easement to South Central Bell Telephone Company as recorded in Book 250, Page 336.

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 Volume 26, Page 268 in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 15th day of January, 2016.

James Dolan Williams Pamela Williams
James Dolan Williams Pamela Williams

State of Alabama

} General Acknowledgment

Jefferson County

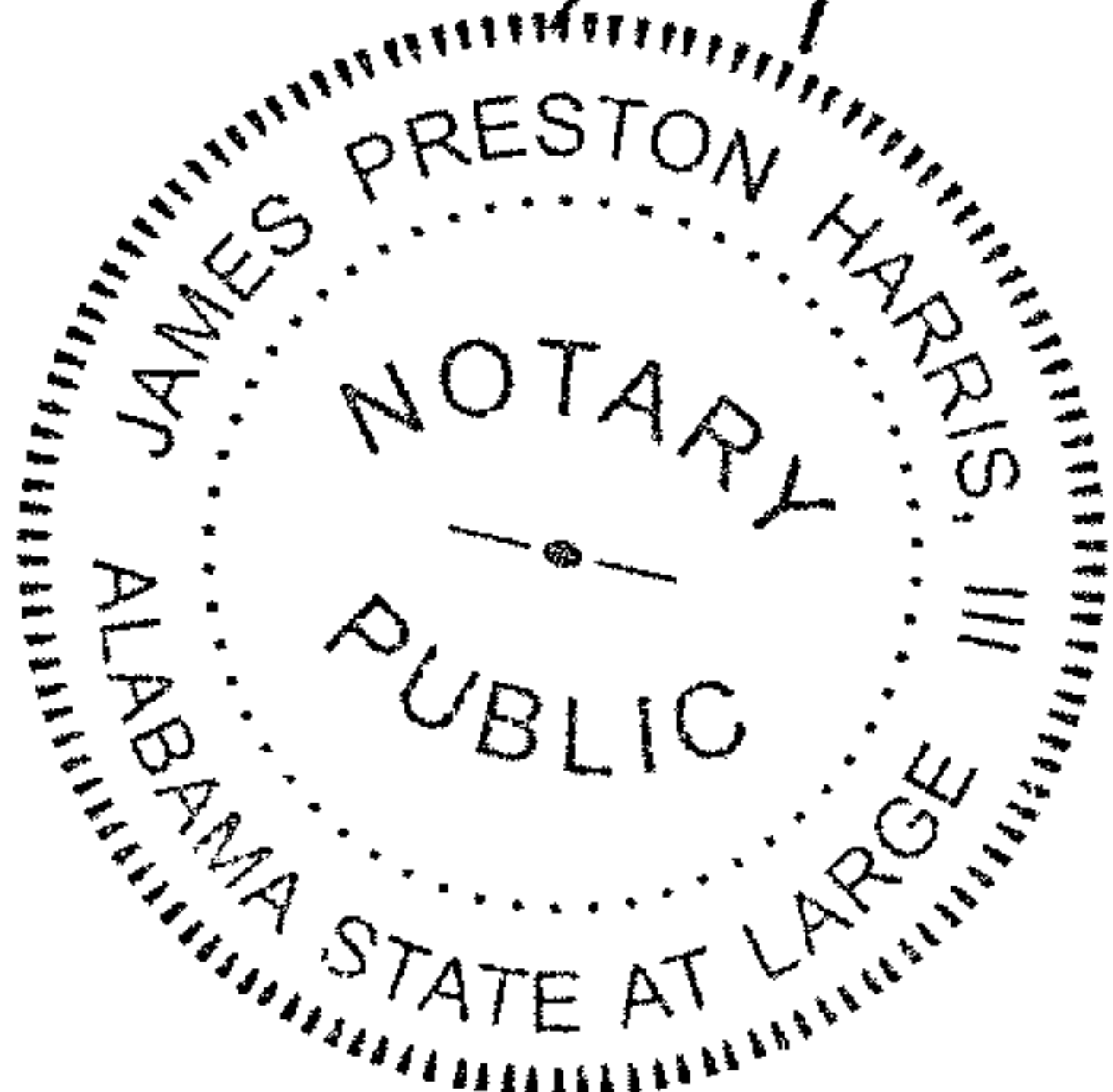
I, James Preston Harris, III, a Notary Public in and for the said County, in said State, hereby certify that James Dolan Williams and Pamela Williams, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of January, 2016.

James Preston Harris, III
Notary Public, State of Alabama

JAMES PRESTON HARRIS, III
Printed Name of Notary

My Commission Expires: 3/21/2018



Real Estate Sales Validation Form

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

Grantor's Name	James Dolan Williams Pamela Williams	Grantee's Name	William R. Dow Jr.
Mailing Address	1120 Weybridge Way Pelham, AL 35124	Mailing Address	1000 Highland Gate Court Hoover, AL 35244
Property Address	100 Winterhaven Circle Alabaster, AL 35007	Date of Sale	January 15, 2016
		Total Purchase Price	\$132,000.00
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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.

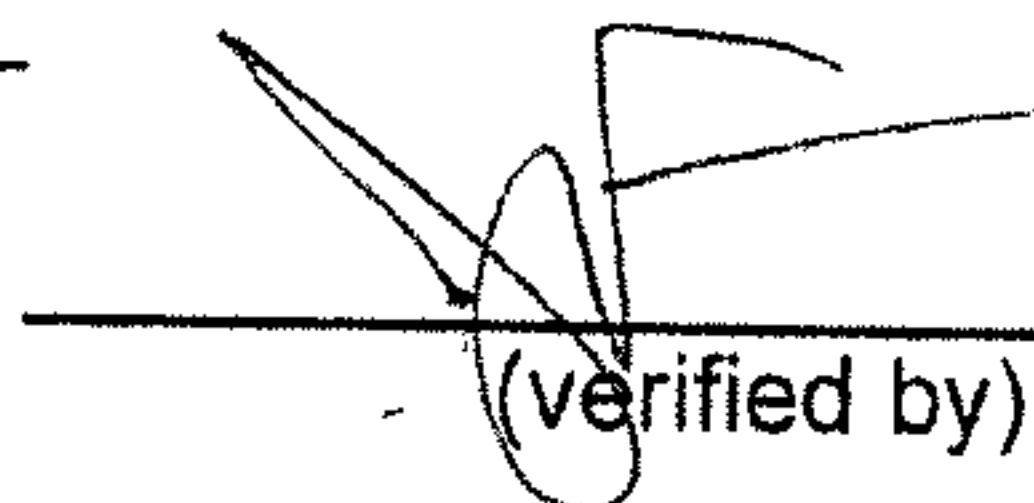
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 January 15, 2016

Unattested


(verified by)

Print James Dolan Williams

Sign James Dolan Williams
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 09:33:12 AM
\$46.50 CHERRY
20160119000017550

