

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**


20160329000100350 1/4 \$142.00
Shelby Cnty Judge of Probate, AL
03/29/2016 12:27:52 PM FILED/CERT

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Johnette D. Whitaker referred to as Grantor, in hand paid by April Whitaker Taylor and Robert Whitaker, III, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The above mentioned Grantor retains a Life Estate interest in the above described property.

This instrument was prepared without benefit of title examination on the part of the preparer.

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 the parties to this conveyance that (unless the joint tenancy hereby created is severed 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 28th day of March, 2016.


Johnette D. Whitaker

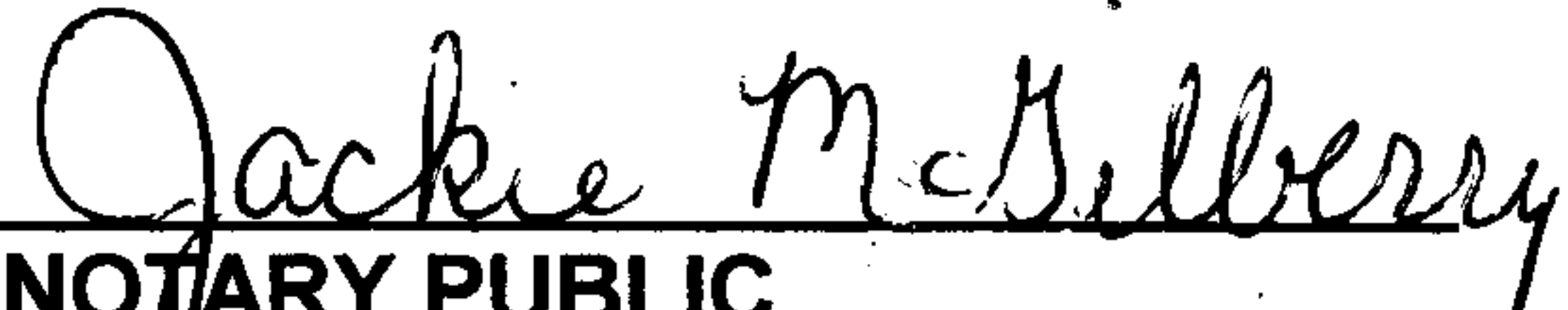
Shelby County, AL 03/29/2016
State of Alabama
Deed Tax: \$119.00

STATE OF ALABAMA)
SHELBY COUNTY)


20160329000100350 2/4 \$142.00
Shelby Cnty Judge of Probate, AL
03/29/2016 12:27:52 PM FILED/CERT

I, the undersigned authority, in and for said County, in said State, hereby certify that Johnette D. Whitaker whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2016.


NOTARY PUBLIC
My Commission Expires: 10/13/2019

This document prepared by:

Gregory S. Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

EXHIBIT "A" LEGAL DESCRIPTION

Lot 6-87, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



20160329000100350 3/4 \$142.00
Shelby Cnty Judge of Probate, AL
03/29/2016 12:27:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Johnette D Whitaker
1017 Crawford Ct
Chelsea AL 35043

Grantee's Name
Mailing Address

Johnette D Whitaker (LE)
Robert M Whitaker III

Property Address

1017 Crawford Ct
Chelsea AL 35043

Date of Sale

~~3-28-16~~ 3-28-16

Total Purchase Price \$

119,000

or

Actual Value

\$

or

Assessor's Market Value \$



20160329000100350 4/4 \$142.00
Shelby Cnty Judge of Probate, AL
03/29/2016 12:27:52 PM FILED/CERT

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

Property TX

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 3-29-16

Print Johnette D Whitaker

☐ Unattested

Sign Johnette D Whitaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one