

This Instrument Prepared By:

\$288,000.00 (Purchase Price)



HARPOLE LAW, LLC

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Telephone (251)928-5856

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DEEDS 1/4

STATE OF ALABAMA
01492-3357
SHELBY COUNTY

§
§
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED EIGHTY EIGHT THOUSAND DOLLARS AND NO/100 (\$288,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **CHRISTOPHER W. SKILLMAN and MARY S. SKILLMAN, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **MARK D. CORBITT and SANDRA L. CORBITT** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor, in fee simple, the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Instrument #1997-02752.
4. Easement granted Alabama Power Company by instrument recorded in Volume 236, Page 829; Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323 and Volume 124, Page 519.
5. Reservation of oil, gas and minerals contained in instrument recorded in Volume 53, Page 262.
6. Terms, conditions, obligations, rules, regulations and by-laws of The Foothills of Forest Parks Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #20090309000085370.
7. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey whatever interests they may have in said minerals.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in

quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 11th day April, 2016.

[Signature]
CHRISTOPHER W. SKILLMAN

[Signature]
MARY S. SKILLMAN

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **CHRISTOPHER W. SKILLMAN**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April (4), 2016.
(AFFIX NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-9-19

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **MARY S. SKILLMAN**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April (4), 2016.
(AFFIX NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-9-19

PROPERTY ADDRESS:
262 Clairmont Road
Sterrett, Alabama 35147

GRANTEE'S ADDRESS:
262 Clairmont Rd
Sterrett AL 35147

GRANTORS' ADDRESS:
% N27 W23681 Paul Rd
Pewaukee WI 53072

EXHIBIT A

LOT 137, ACCORDING TO THE SURVEY OF FOREST PARKS, 1ST SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 28 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name	Christopher W. Skillman Mary S. Skillman	Grantee's Name	Mark D. Corbitt Sandra L. Corbitt
Mailing Address	<u>40 N 27 W 231st Paul Rd</u> <u>Pewaukee WI 53072</u>	Mailing Address	<u>262 Clairmont Rd.</u> <u>Sterrett, AL 35147</u>
Property Address	<u>262 Clairmont Rd.</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>May 18, 2016</u>
		Total Purchase Price	<u>\$288,000.00</u>
		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 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 - 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).

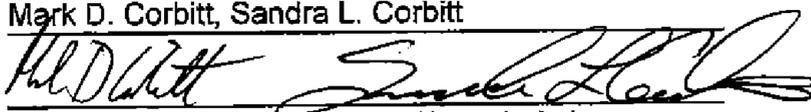
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 18, 2016

Print Mark D. Corbitt, Sandra L. Corbitt

Unattested

(verified by)

Sign 
(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
05/25/2016 03:17:29 PM
\$81.00 JESSICA
20160525000179450

