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07/01/2016 03:24:31 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
WESLEY VANCE BROOKS
KARI NICOLE BROOKS
9880 GALLUPS CROSSROADS
HARPERSVILLE, AL 35078

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)* to the undersigned Grantors, MICHAEL O. WHITFIELD and KIMBERLY L. WHITFIELD, (hereinafter referred to as Grantors, whose mailing address is (9880 GALLUPS CROSSROADS, HARPERSVILLE, AL 35078), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto WESLEY VANCE BROOKS and KARI NICOLE BROOKS, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Property address: 9880 GALLUPS CROSSROADS, HARPERSVILLE, AL 35078
WESLEY VANCE BROOKS IS ONE IN THE SAME AS WESLEY BROOKS

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

KARI NICOLE BROOKS AND KARI BROOKS ARE ONE IN THE SAME PERSON
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$127,645.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the30TH day of June.

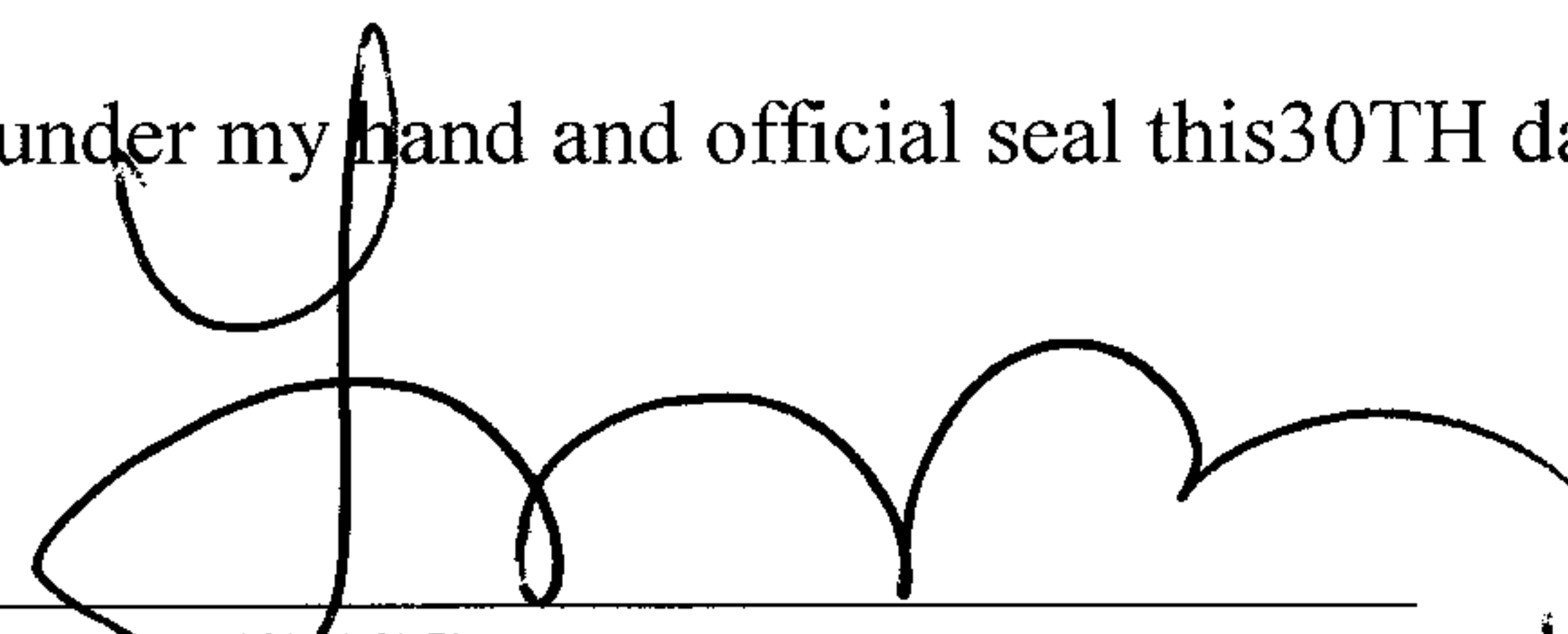

MICHAEL O. WHITFIELD


KIMBERLY L. WHITFIELD

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL O. WHITFIELD and KIMBERLY L. WHITFIELD, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this30TH day of June, 2016.


NOTARY PUBLIC
My Commission Expires: 2/1/20

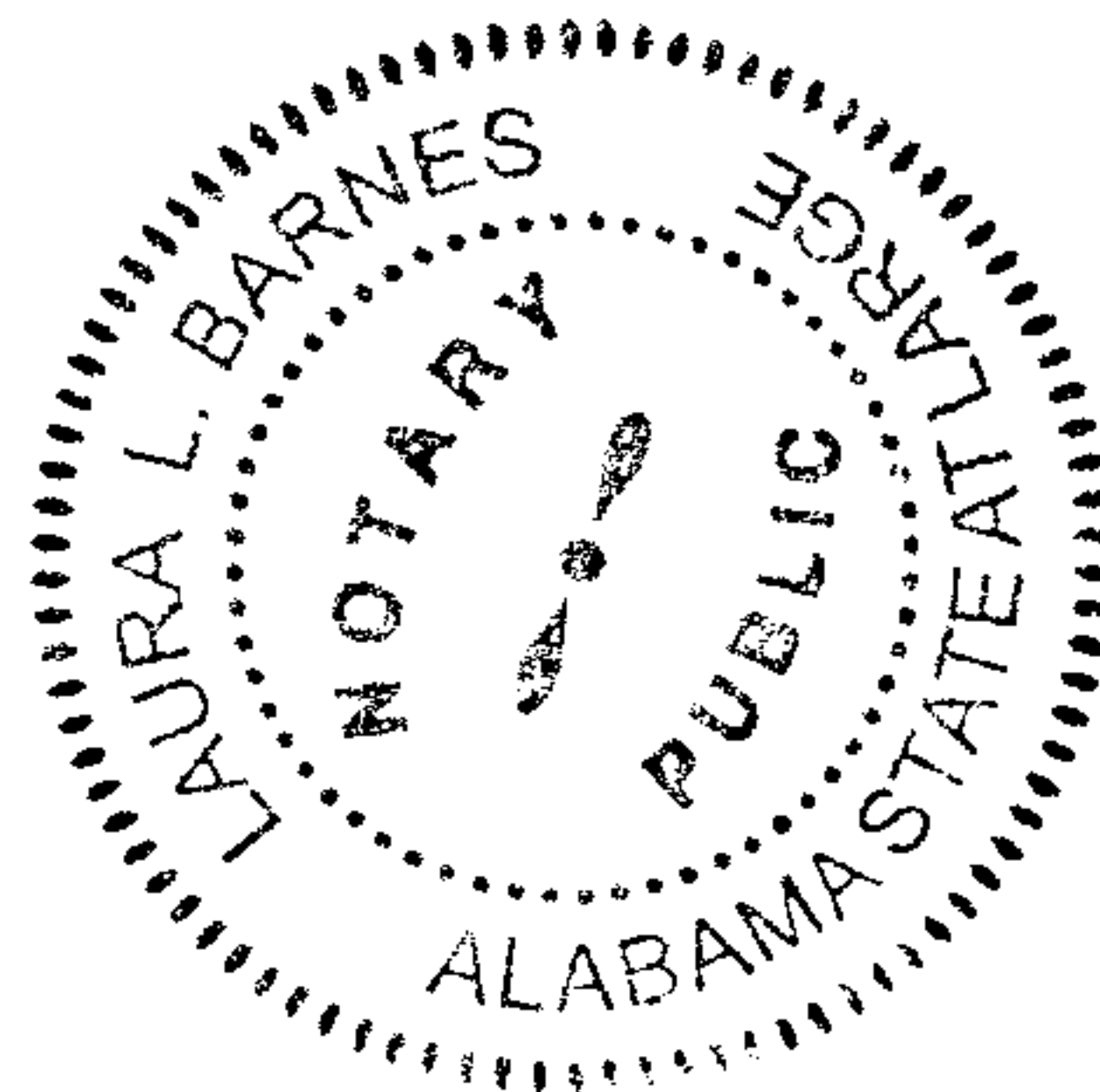


EXHIBIT 'A'

All that certain lot or parcel of land situated in the County of SHELBY, State of Alabama, and being more particularly described as follows:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN SOUTH 14 DEGREES 12 MINUTES WEST A DISTANCE OF 437.5 FEET; THENCE TURN AN ANGLE OF 42 DEGREES 24 MINUTES TO THE LEFT AND RUN SOUTH 28 DEGREES 12 MINUTES EAST A DISTANCE OF 777.20 FEET; THENCE TURN AN ANGLE OF 11 DEGREES 51 MINUTES TO THE LEFT RUN A DISTANCE OF 596.80 FEET TO A POINT ON THE SOUTH MARGIN OF AN UNPAVED COUNTY ROAD AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH RANGE 2 EAST, AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 38 DEGREES 54 MINUTES TO THE RIGHT AND RUN SOUTH 1 DEGREE 18 MINUTES EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 431.85 FEET TO THE NORTH RIGHT OF WAY LINE OF A PAVED COUNTY ROAD; THENCE TURN AN ANGLE OF 127 DEGREES 41 MINUTES TO THE LEFT AND RUN NORTH 51 DEGREES 01 MINUTES EAST ALONG THE NORTH LINE OF SAID ROAD A DISTANCE OF 330.75 FEET; THENCE TURN ANGLE OF 56 DEGREES 20 MINUTES TO THE LEFT AND RUN NORTH 5 DEGREES 19 MINUTES WEST A DISTANCE OF 48.2 FEET TO THE SOUTH MARGIN OF AN UNPAVED COUNTY ROAD; THENCE TURN AN ANGLE OF 53 DEGREES 53 MINUTES TO THE LEFT AND RUN NORTH 59 DEGREES 12 MINUTES WEST ALONG THE SOUTH MARGIN OF SAID ROAD A DISTANCE OF 125.13 FEET; THENCE TURN AN ANGLE OF 4 DEGREES 54 MINUTES TO THE RIGHT AND RUN NORTH 54 DEGREES 18 MINUTES WEST A DISTANCE OF 191.1 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name: MICHAEL O. WHITFIELD and KIMBERLY L. WHITFIELD

Grantee's Name: WESLEY VANCE BROOKS and
KARI NICOLE BROOKSMailing Address: 9880 GALLUPS CROSSROADS
HARPERSVILLE, AL 35078Mailing Address: 9880 GALLUPS CROSSROADS
HARPERSVILLE, AL 35078Property Address: 9880 GALLUPS CROSSROADS
HARPERSVILLE, AL 35078

Date of Sale: June30TH, 2016

Total Purchase Price: (\$130,000.00)

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☐ Appraisal☐ Appraisal☐ Other Tax Assessment☐ Sales Contract☒ 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 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: 6/30/16☐ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/01/2016 03:24:31 PM
 \$26.50 DEBBIE
 20160701000230520

Wesley V. Brooks 6/30/16
Wesley V. Brooks

Kari N. Brooks
Kari N. Brooks 6/30/16

[Signature]