

DEL1600383

Send tax notice to:

Leonard K. Grimes & Deanna J. Calvert  
1080 Indian Crest Drive  
Indian Springs, AL 35124

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20160831000316730  
08/31/2016 03:44:56 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$319,900.00) in hand paid to the undersigned **Paul S. Skokel, a married man and Walter David Mosley, a married man** (hereinafter referred to as "Grantors"), by **Leonard K. Grimes and Deanna J. Calvert, husband and wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Skyline Estates, 1st Sector, as recorded in Map Book 9, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$255,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.

Leonard K. Grimes is one and the same person as Leonard Kyle Grimes.  
Deanna J. Calvert is one and the same person as Deanna Jane Calvert.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Paul S. Scokel and Walter David Mosley have hereunto set their signatures and seals on August 31, 2016.

  
Paul S. Scokel

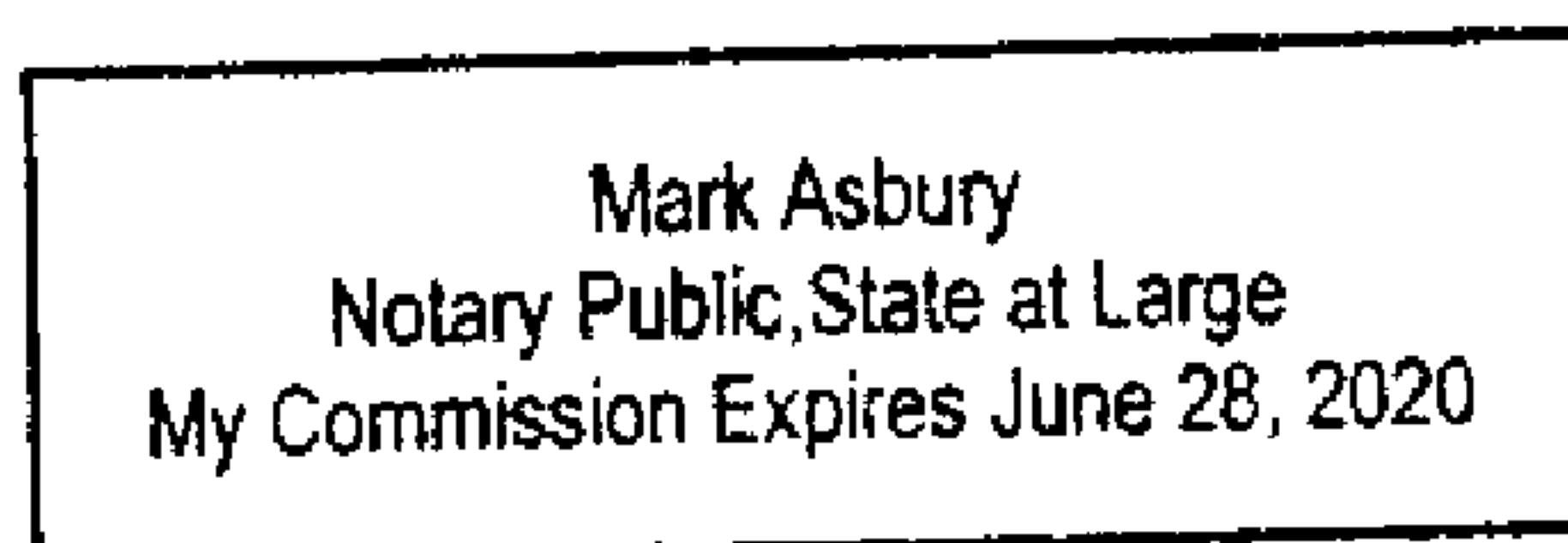
  
Walter David Mosley

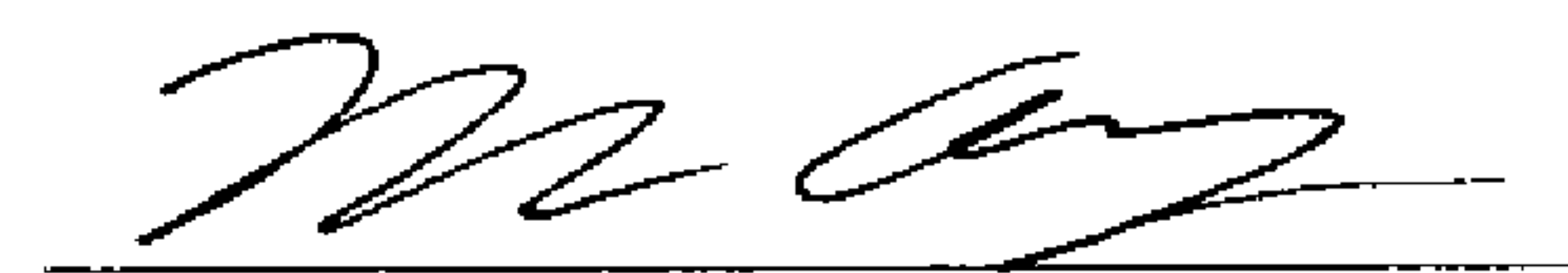
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul S. Scokel, a married man and Walter David Mosley, a married man whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of August, 2016.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Mark Asbury  
Commission Expires: 6-28-20

## Real Estate Sales Validation Form

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

Grantor's Name Paul S. Collier  
 Mailing Address Walter David Mosely

Grantee's Name Leonard K. Crimes  
 Mailing Address Deanna J. Collier  
1080 Indian Crest Dr  
Indian Springs, AL 35894

Property Address 1080 Indian Crest Dr  
Indian Springs, AL 35894

Date of Sale 8/31/16

Total Purchase Price \$ 319,900

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 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 8/31/16

Print Mark Asbury

Unattested

Sign

(verified by)

(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  
 08/31/2016 03:44:56 PM  
 \$85.00 CHERRY  
 20160831000316730

*[Signature]*