

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

SEND TAX NOTICE TO:
David Earl Walker & Marie Walker
206 Beaver Creek Circle
Pelham, AL 35124

**STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship**

**20161028000396810
10/28/2016 11:15:45 AM
DEEDS 1/3**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred One Thousand and No Dollars (\$201,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Patricia Fields Horn, a married woman

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

David Earl Walker and Marie Walker

(herein referred to as GRANTEE, whether one or more) all of her right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 120, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor, nor that of her spouse, neither is it contiguous thereto.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEE 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 of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on October 28, 2016.

Patricia Fields Horn
Patricia Fields Horn

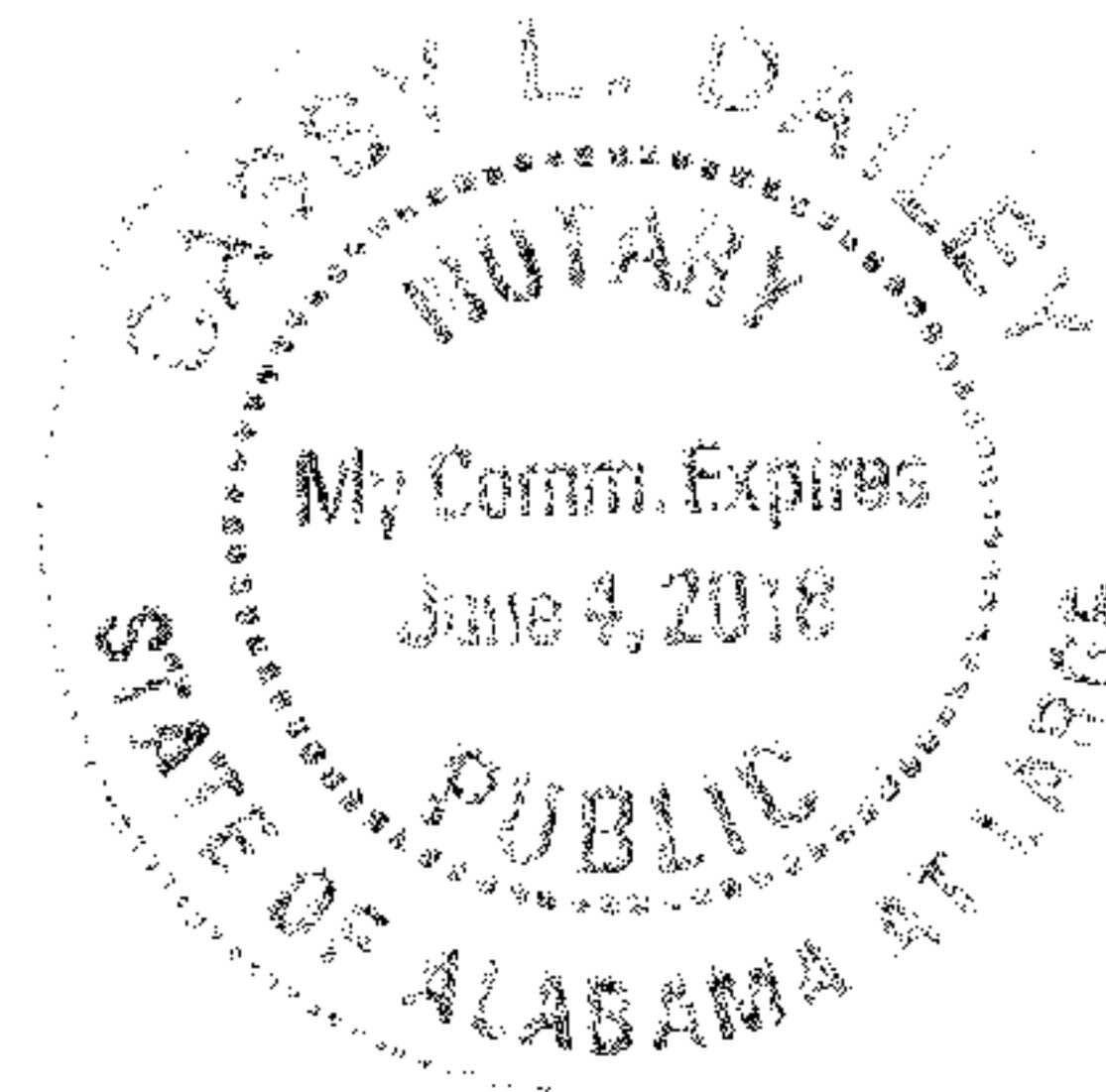
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Fields Horn, 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of October, 2016.

Cassy L. Dailey
Notary Public
My Commission Expires: 6/4/18



Real Estate Sales Validation Form

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

Grantor's Name Patricia Fields Horn
Mailing Address 206 Beaver Creek Cir
Pelham AL 35124

Grantee's Name David Earl Walker and Marie Walker
Mailing Address 2554 N Chandalar Ln
Pelham AL 35124

Property Address 206 Beaver Creek Circle
Pelham
Alabama 35124

Date of Sale October 28, 2016
Total Purchase Price \$201,000.00
or
Actual Value \$

20161028000396810 10/28/2016 11:15:45 AM DEEDS 3/3or

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 OCT 28 2016

Print [Signature]
Sign [Signature]

Unattested

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/28/2016 11:15:45 AM
S222.00 CHERRY
20161028000396810

(verified by)

[Signature]