

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Timothy E. Whitfield
(Address) 140 11th St. N.W.
Alabaster, AL 35007

WARRANTY DEED

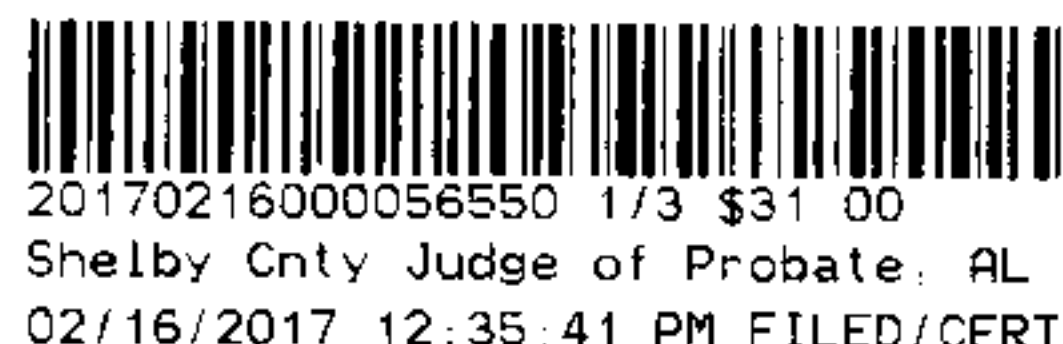
STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and .00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

Korie Marie Whitfield, an unmarried woman, Summer Nicole Foster, a married woman, and Timothy E. Whitfield, an unmarried man

(herein refereed to as grantors) do grant, bargain, sell and convey unto

Timothy E. Whitfield



(herein referred to as **GRANTEES**) in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, Block 1 according to a resurvey of Farris-Smith Subdivision located in the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, as shown by map of said Subdivision recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 60.

This Deed prepared without benefit of title abstract or examination at grantees and grantor's request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

None of the herein conveyed property constitutes any of the homestead property of the grantors, Karie Marie Whitfield nor Summer Nicole Foster.

Timothy E. Whitfield is the sole surviving grantee of that certain deed from Frances Elizabeth Whitfield to Frances Elizabeth Whitfield, Michael L. Whitfield, and Timothy E. Whitfield, executed on the 17th day of November, 2003 and recorded in the Office of the Probate Judge of Shelby County, Alabama, on the 20th day of November, 2003 as Instrument #20031120000763640. Frances Elizabeth Whitfield died on November 23, 2010. Michael L. Whitfield died on December 9, 2011.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of February, 2017.

WITNESS

Timothy E. Whitfield (Seal) Korie Marie Whitfield (Seal)

Summer Nicole Foster (Seal) _____ (Seal)
Shelby County, AL 02/16/2017
State of Alabama
Deed Tax: \$10.00

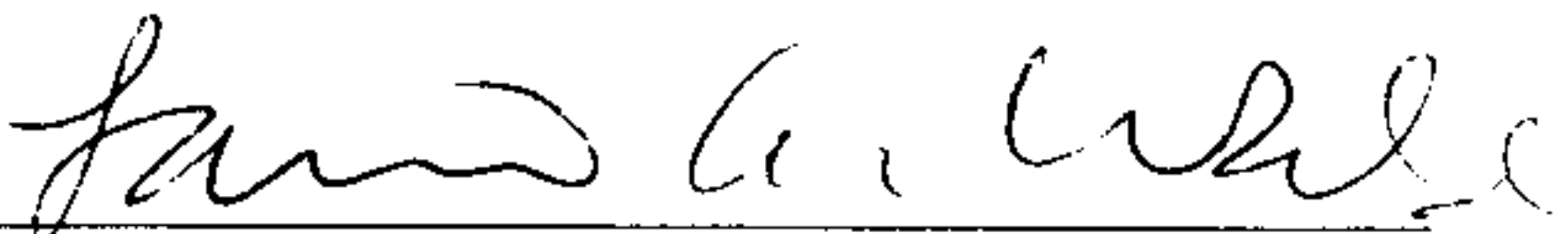
STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Timothy E. Whitfield, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2017.

Laurie A. Walden
My Commission Expires:
July 8, 2017

My Commission Expires:


Notary Public

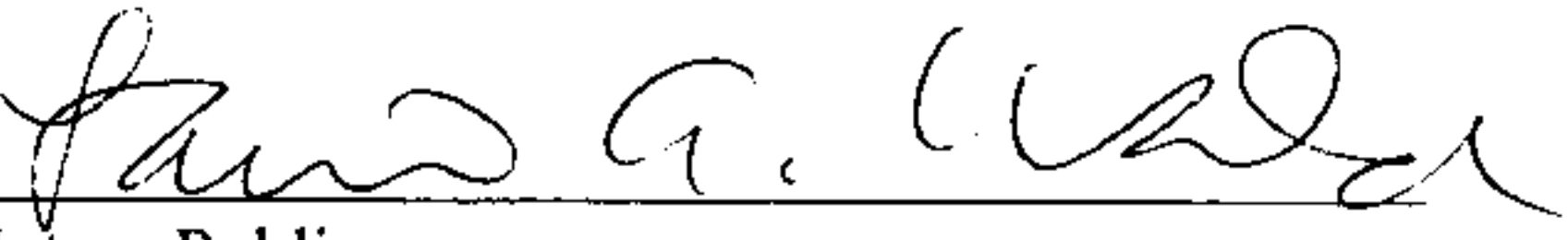
STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Korie Marie Whitfield, 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2017.

Laurie A. Walden
My Commission Expires:
July 8, 2017

My Commission Expires:


Notary Public

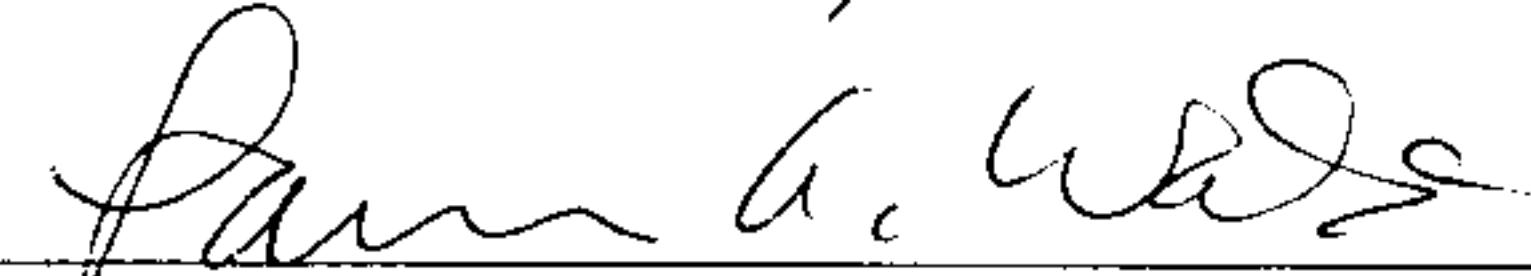
STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Summer Nicole Foster, 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2017.

Laurie A. Walden
My Commission Expires:
July 8, 2017

My Commission Expires:


Notary Public



20170216000056550 2/3 \$31.00
Shelby Cnty Judge of Probate AL
02/16/2017 12:35:41 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 Korie Marie Whittfield
Mailing Address Summer Place Jct
Timothy E. Whittfield

Grantee's Name Timothy E. Whittfield
Mailing Address 142 1st St. NW
Alabaster, AL 35007

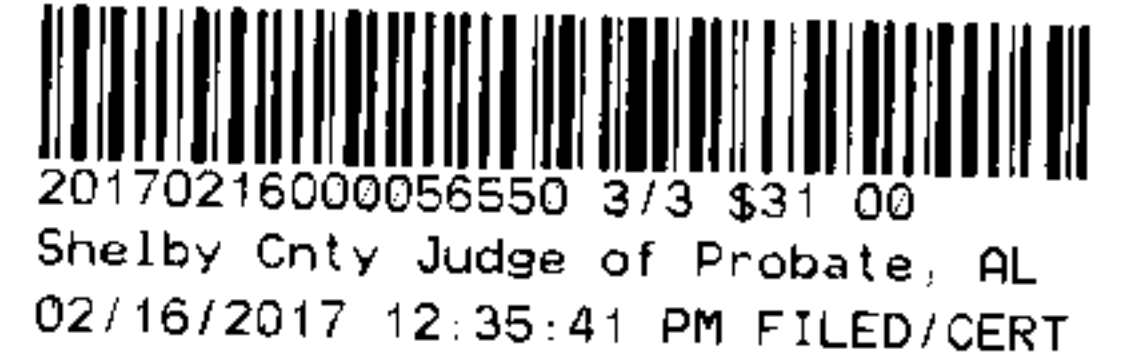
Property Address _____

Date of Sale 2-13-17
Total Purchase Price \$ 10,000
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 2-16-17

Print Timothy E. Whittfield

☐ Unattested

Sign Timothy E. Whittfield

(verified by)

(Grantor/Grantee/Owner/Agent) circle one