

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Wanda C Kirkpatrick

Phillip Lewis Hall Jr
196 Gardenside Drive
Alabaster, AL 35007

20170302000073370
03/02/2017 02:22:11 PM

WARRANTY DEED

DEEDS 1/3

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tompkins Family Living Trust, as amended and restated November 3, 2015, whose mailing address is 339 West Dry Lake Road, Camano Island, WA 98282** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wanda C Kirkpatrick and Phillip Lewis Hall Jr, whose mailing address is 196 Gardenside Drive, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **196 Gardenside Dr., Alabaster, AL 35007**; to wit;

LOT 24, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION AS RECORDED IN MAP BOOK 26, PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 16.

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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 16.

Mineral and mining rights and rights incident thereto recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants recorded in Instrument 1995-5892, First Amendment to Declaration of Protective Covenants recorded in Instrument 1995-28543 and Supplemental Declaration of Protective Covenants recorded in Instrument 1999-38603 in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Instrument 20040616000325730 and Instrument 20040811000451450, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of February, 2017.

TOMPKINS FAMILY LIVING TRUST, AS AMENDED

AND RESTATED NOVEMBER 3, 2015

John Charles Tompkins Trustee

John Charles "Chuck" Tompkins
Trustee

Alice Tompkins, Trustee

Alice Tompkins
Trustee

State of Washington

Snohomish County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify John Charles "Chuck" Tompkins and Alice Tompkins, whose name as Trustees of Tompkins Family Living Trust, as amended and restated November 3, 2015, 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, they, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of February, 2017.

Shelley L. Nevitt
Notary Public

My commission expires: 6-19-2019



20170302000073370 03/02/2017 02:22:11 PM DEEDS 2/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2017 02:22:11 PM
\$161.00 CHERRY
20170302000073370

Real Estate Sales Validation Form

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

Grantor's Name	Tompkins Family Living Trust, as amended and restated November 3, 2015	Grantee's Name	Wanda C Kirkpatrick Phillip Lewis Hall Jr
Mailing Address	339 West Dry Lake Road Camano Island, WA 98282	Mailing Address	196 Gardenside Drive Alabaster, AL 35007
Property Address	196 Gardenside Dr. Alabaster, AL 35007	Date of Sale	February 28, 2017
		Total Purchase Price	\$140,000.00
		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 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 February 28, 2017

Print Tompkins Family Living Trust, as amended and restated November 3, 2015

Unattested

John Charles Tompkins, Trustee
(verified by)

Beice Tompkins, Trustee
(Grantor/Grantee/Owner/Agent) circle one