

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2017168

Send Tax Notice To: Richard Chad Walker
Emily Walker
4025 Cross Grove Circle
Birmingham, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20170803000280840 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
08/03/2017 12:11:49 PM FILED/CERT

That in consideration of the sum of **Two Hundred Forty Two Thousand Two Hundred Dollars and No Cents (\$242,200.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Hillier and Anne L. Hillier, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard Chad Walker and Emily Walker**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4025 Cross Grove Circle, Birmingham, AL 35242**; to wit;

LOT 23, ACCORDING TO THE SURVEY OF LITTLE RIDGE ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 174 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2017, and subsequent years**
2. **Building setback lines and easements as shown on recorded map.**
3. **Easement as to Underground cables in Real Book 768, Page 104**
4. **Covenants, conditions and restrictions in Deed Book 78, Page 104; Deed Book 171, Page 836; Deed Book 178, Pages 580 and 582**
5. **Agreement with Alabama Power in Deed Book 84, Page 567**
6. **Minerals and mining rights in Deed Book 82, Page 773 and Deed Book 52, Page 634**
7. **Right of Way to Alabama Power in Deed Book 93, Page 143 and Deed Book 124, Page 516**
8. **Right of Way to Shelby County in Deed Book 135, Page 53**
9. **Right of Way to South Central Bell Telephone in Deed Book 77, Page 890**

\$237,813.00 of the purchase price of the above described property was financed with the proceeds of a 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 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 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 24th day of July, 2017.

James Hillier

Anne L. Hillier

Shelby County, AL 08/03/2017
State of Alabama
Deed Tax: \$4.50

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that James Hillier and Anne L. Hillier, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2017.

Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2017

Real Estate Sales Validation Form

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

Grantor's Name	James Hillier Anne L. Hillier	Grantee's Name	Richard Chad Walker Emily Walker
Mailing Address	1228 Eagle Park Drive Birmingham, AL 35242	Mailing Address	4025 Cross Grove Circle Birmingham, AL 35242
Property Address	4025 Cross Grove Circle Birmingham, AL 35242	Date of Sale	July 24, 2017
		Total Purchase Price	\$242,200.00
		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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



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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 July 24, 2017

Print James Hillier

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1