

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Edward James Toles
Tina Crane Toles
James Allen Toles

20170807000284260
08/07/2017 11:16:20 AM
DEEDS 1/2

2034 Timberline Dr.
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Four Thousand Nine Hundred Dollars and No Cents (\$344,900.00)** 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

Mark A Walker and Penny M Walker, husband and wife, whose mailing address is:

73 SOUTHWOOD LN ALABASTER, AL 35007

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

Edward James Toles, Tina Crane Toles, and James Allen Toles, whose mailing address is:

2034 Timberline Dr., Calera, AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2034 Timberline Dr., Calera, AL 35040 to-wit:

Lot 28, according to the Map of The Reserve at Timberline as recorded in Map Book 34, page 117 A, B, C & D in the Office of the Judge of Probate Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 4th day of August, 2017.



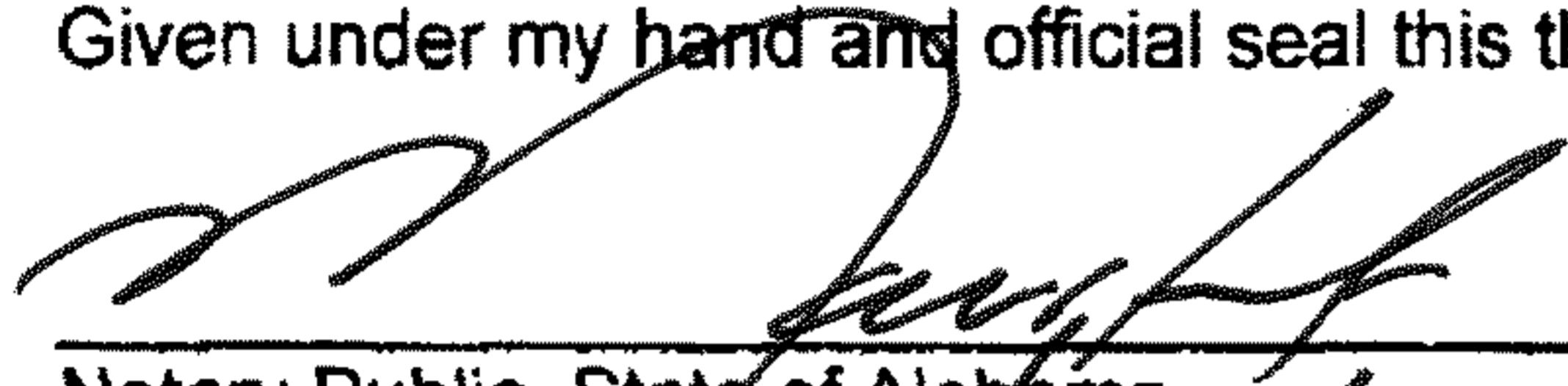
Mark A Walker

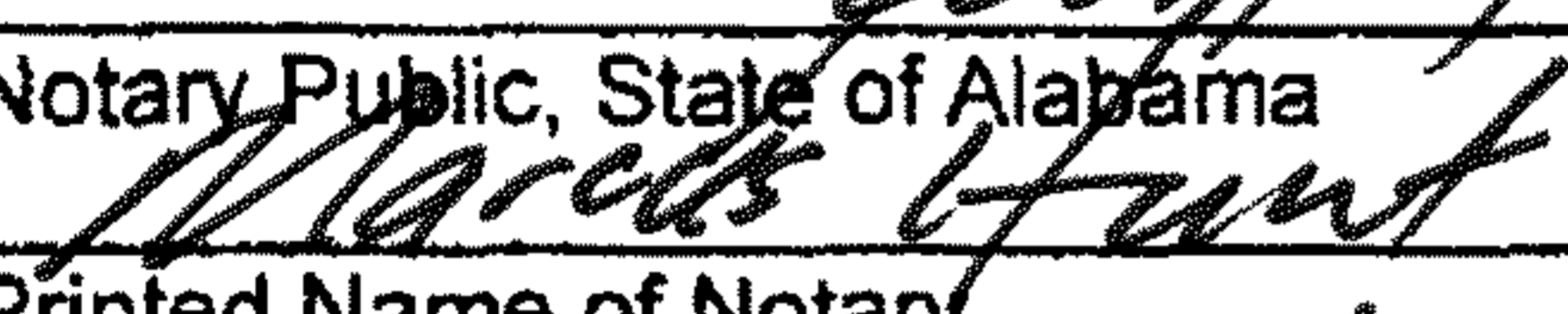


Penny M Walker

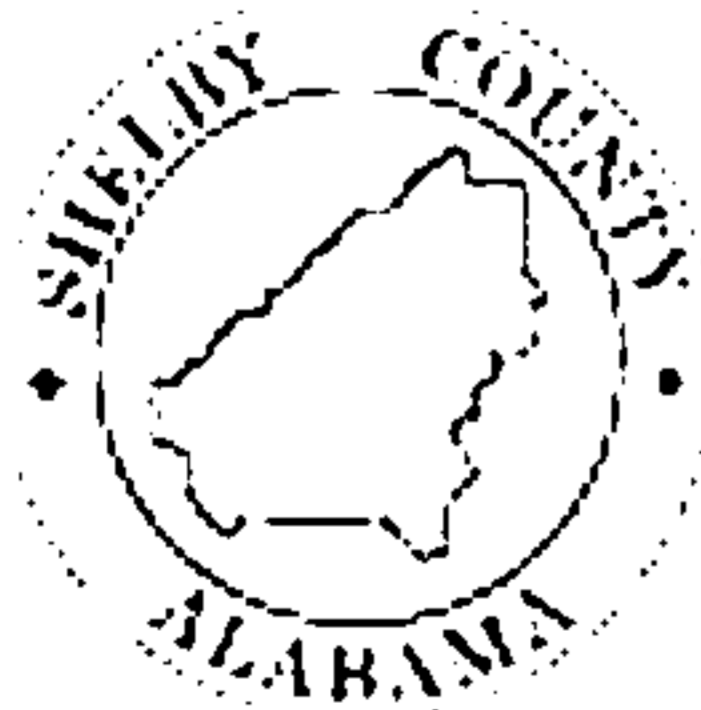
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A Walker and Penny M Walker, husband and wife, 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 4th day of August, 2017.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2017 11:16:20 AM
\$363.00 CHERRY
20170807000284260

