

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA


20170818000301730 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
08/18/2017 03:22:50 PM FILED/CERT

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and no/100 DOLLARS (\$9,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Charles A. Jennings, unmarried; Douglas D. Jennings, unmarried; and Brian T. Jennings, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Cecelia Jennings Whatley (herein referred to as GRANTEE) all of their undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 in Block D, according to the map of the Riverview Subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 63

Subject to subdivision restrictions and covenants dated June 2, 1961, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 215, Page 662. Further subject to utility easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company, dated June 2, 1961, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 215, Page 668. Further subject to transmission line permits to Alabama Power Company of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTORS and GRANTEE are all of the children and surviving heirs at law of Diane W. Jennings (aka Diane W. Milton) and her husband, Charles D. Jennings. Diane W. Jennings died intestate on January 3, 2017, and Charles D. Jennings died intestate on January 12, 2017.

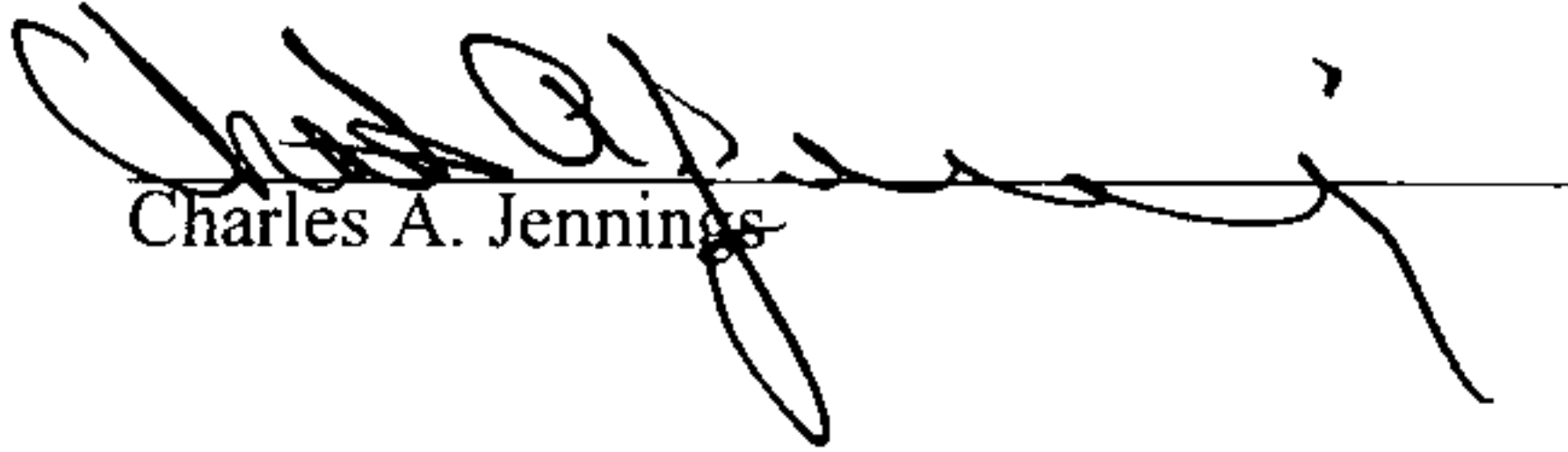
TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

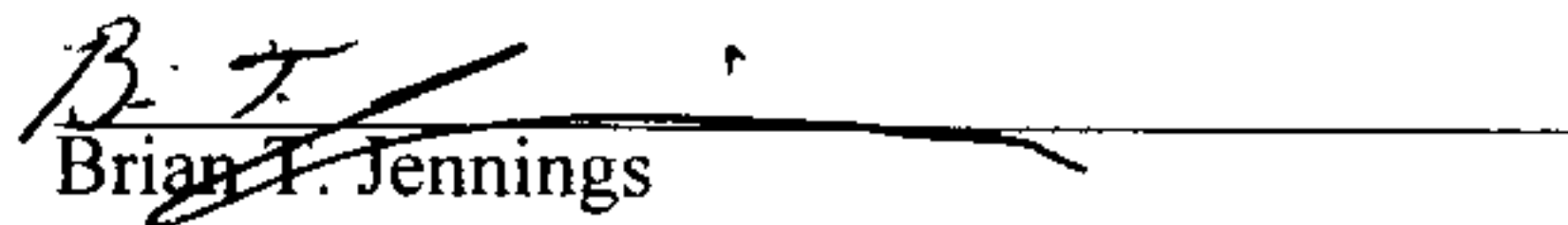
Shelby County, AL 08/18/2017
State of Alabama
Deed Tax: \$9.00

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 18th day of ~~June~~ ^{August}, 2017.


Charles A. Jennings


Douglas D. Jennings

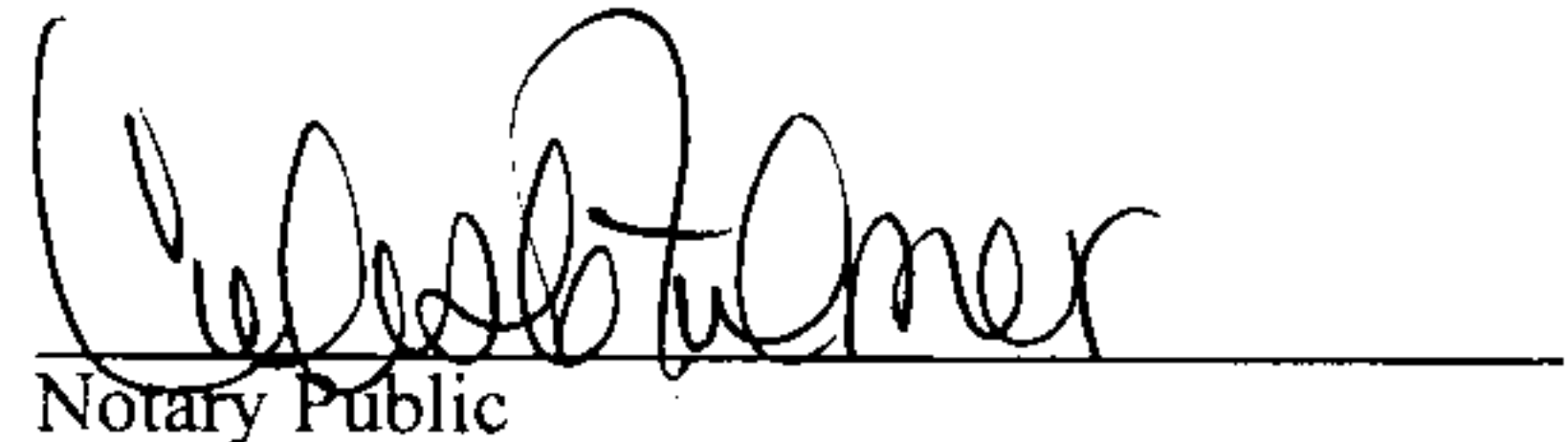

Brian T. Jennings

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Jennings, 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 27th day of June, 2017.




Notary Public

My commission expires: 10-11-20

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Jennings, 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 2nd day of August, 2017.




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Notary Public

My commission expires: 9-11-19

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian T. Jennings, 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 18th day of August, 2017.



Kellum R. Jenkins
Notary Public

My commission expires: 9-11-19



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Real Estate Sales Validation Form

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

Grantor's Name Charles, Doug + Brian Jennings
Mailing Address PO Box 223
Wilsonville, AL 35186

Grantee's Name Cecelia Jennings Whatley
Mailing Address 12039 Olde South Lane
McCalla, AL 35111

Property Address Mountain View Dr.
Wilsonville, AL 35186

Date of Sale 8-18-17
Total Purchase Price \$ 9,000.00
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)

☐ 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 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 8-18-17

Print Cecilia Jennings Whatley

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1