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DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Ashley G. Binkley & Donald F. Binkley, Jr.
144 Oaklyn Hills Drive
Chelsea, AL 35043

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, JAMES T. TRAYLOR and KIMBERLY B. TRAYLOR, by and through her attorney in fact, JAMES T. TRAYLOR, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ASHLEY G. BINKLEY and DONALD F. BINKLEY, JR. (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 12, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$192,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31st day of August, 2017.

JAMES T. TRAYLOR

KIMPEDLY B. TRAYLOR

BY -LAMES T. TRAYLOR

AS ATTOLLEY IN FACT

KIMBERLY B. TRAYLOR by JAMES T. TRAYLOR, as attorney in fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES T. TRAYLOR, individually and as attorney in fact for KIMBERLY B. TRAYLOR, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, individually and as said attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2017.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

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Real Estate Sales Validation Form

	This Document must be filed in accorda	nce with Code of Alabama	1975, Section 40-22-1
	JAMES T. TRAYLOR and		DONALD F. BINKLEY, JR. and
Grantor's Name	KIMBERLY B. TRAYLOR	Grantee's Na	me ASHLEY G. BINKLEY
		9 8 111 A 1 1	
Mailing Address	144 OAKLYN HILLS DRIVE	Mailing Address 144 OAKLYN HILLS DRIVE	
	CHELSEA, AL 35043		CHELSEA, AL 35043
Property Address	144 OAKLYN HILLS DRIVE	Date of SaleAugust 31, 2017	
	CHELSEA, AL 35043		
	· · · · · · · · · · · · · · · · ·	Total Purchase Pr	rice \$240,000.00
		or	
		Actual Value	<u>\$</u>
		Or 	
		Assessor's Market Va	lue <u>v</u>
	e or actual value claimed on this form ca of documentary evidence is not require		ving documentary evidence: (check
Bill of Sale		Appraisal	
Sales Contra	ct	Other	
X_Closing State	ment		
If the conveyance of this form is not r	document presented for recordation cor equired.	ntains all of the required in	nformation referenced above, the filing
	Ins	tructions	
Grantor's name an current mailing add	d mailing address - provide the name of dress.	f the person or persons co	onveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name of	of the person or persons to	o whom interest to property is being
	the physical address of the property be erty was conveyed.	ing conveyed, if available	Date of Sale - the date on which
Total nurchaea nrid	ce – the total amount paid for the purchs	see of the property both w	eal and personal, baing assuranced by

l otal 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).

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).

Malcolm S. Mekeod Unattested Sign (Grantor/Grantee/Owner/Agent) circle one (verified_by) Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL

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\$69.00 DEBBIE

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File 170562

Form RT-1 Alabama 08/2012 LSS