


After Recording Send Tax Notice To:

Daryle S. Whitaker

116 ^{sw} 81 Waterbrook Drive
Leeds, AL 35094


20170919000340630 1/4 \$188.50
Shelby Cnty Judge of Probate, AL
09/19/2017 10:45:41 AM FILED/CERT

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JANICE W. WHITAKER (aka JANET WHITAKER, JANICE WHITAKER, JANICE I. WHITAKER and JANICE T. WHITAKER)** (herein referred as grantor) who certifies that the property conveyed hereby does constitute my homestead, grant, bargain, sell and convey unto to **Daryle S. Whitaker,** (herein referred to as grantee), a single man, my interest in the real estate described below situated in Shelby County, Alabama, to wit:

Start at the intersection of Mimosa Road and the SE Corner of the NE ¼ of the NE ¼ of Section 33, Township 17, Range 1 East, Shelby County, Alabama, thence 300 feet North along the East boundary line of said NE ¼ of the NE ¼ of Section 33, Township 17, Range 1 East for a POINT OF BEGINNING, thence continue North along said East boundary line 123 feet, thence 90 degrees West 153 feet, thence in a Southeastwardly direction 139 feet, thence East 86 feet back to POINT OF BEGINNING.

Commence at the Northeast Corner of Section 33 Township 17 south Range 1 East Shelby County, Alabama, thence run South along the East Boundary line of said section for a distance of 517 feet thence run west for a distance of 408 feet more or less to the point of beginning; thence turn an angle of 57 degrees 17 minutes to the left and run 250 feet more or less to a fence line thence turn an angle of 64 degrees 39 minutes left and run southeasterly along said fence line for a distance of 238 feet, thence turn an angle of 108 degrees 24 minutes left and run a distance of 176 feet, thence turn an angle of 60 degrees 43 minutes to the left and run 295 feet more or less to the point of beginning. Containing 1.1 acres more or less.

Together with a 60-foot wide easement for ingress and egress.

A thirty foot non-exclusive easement for ingress and egress and utilities for the use of grantees herein their successors and assigns forever. The property which is the subject of this easement is more fully described in Exhibit A which is attached hereto and incorporated by reference herein.

And All my right, title, and interest in and to that certain property known as the Taylor Family Subdivision as recorded in Map Book 34,

Page 146 in the Office of the Judge of Probate of Shelby County, Alabama, being lots 1,2,4, and 5.

Subject to:

- 1. Any and all easements and restrictions of record.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**

LESS AND EXCEPT any portion of the subject property previously conveyed.

EXCEPT that, as to all of the above described property, I reserve to myself the right to use and occupy the same so long as I shall live.

And being the same property conveyed unto the Grantor herein and husband, Clinton W. Whitaker, who died July 19, 2017, as JTWROS by Robert H. Taylor and wife, Janet I. Taylor (aka Janet Taylor), by deed dated November 20, 1971, February 9, 2002, and Easement dated March 25, 2000 and recorded at Real estate Book 271, page 180 in the Office of the Judge of Probate of Shelby County, Alabama.

And being the same property conveyed unto the Grantor herein by Janet I. Taylor (aka Janet Taylor), by deed dated September 1, 2005 and recorded as instrument # 200510190000542490 in the Office of the Judge of Probate of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.


To have and to hold to the said grantee and her assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **JANICE WHITAKER** has hereunto set her hand and seal, this 18th day of September, 2017.


JANICE I. WHITAKER by MARIDITH W. JONES, her agent


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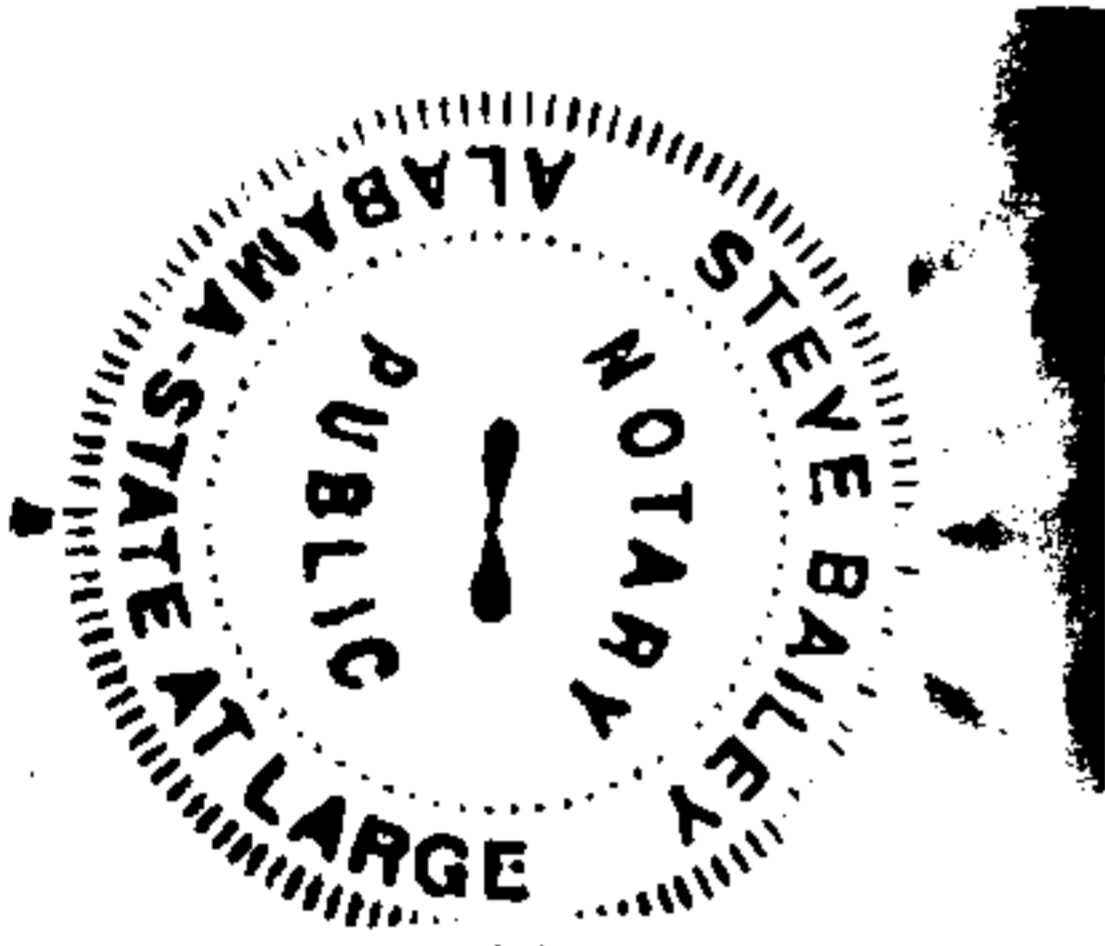
GENERAL ACKNOWLEDGEMENT


**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **MARIDITH W. JONES as agent FOR JANICE T. WHITAKER** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL


Given under my hand and official seal of office
this 18th day of September, 2017.





Steve Bailey, NOTARY PUBLIC
My Commission Expires: 05/13/2018

This Document Prepared By:
Steve Bailey
Elder Law Firm of Steve Bailey
2100 Providence Park, Suite 200
Birmingham, AL 35242
205-263-5060


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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 JANE I. TAYLOR
Mailing Address 54 WINTERBROOK DRIVE
LEADS, AL 35094

Grantee's Name DARYN WHITAKER
Mailing Address 116 WINTER BROOK DRIVE
LEADS, AL 35094

Property Address 54 WINTERBROOK DRIVE
LEADS, AL 35094

Date of Sale 9/18/2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 161,290

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

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 09/18/2017

Print Maridith W Jones

Unattested _____

Sign Maridith W Jones
(Grantor/Grantee/Owner/Agent) circle one

