

E-RECORDED simplified

This instrument was prepared by
Rommie Glen Wheeler, Jr.
The Wheeler Law Firm, LLC
418B Skyview Drive
Birmingham, Alabama 35209

ID: _____
County: _____
Date: _____ Time: _____

Send Tax Notice To:
Wales Williams, Sr. and
Brenda Williams
100 Hidden Springs Drive
Columbiana, Alabama 35051

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 20180308000075830

STATE OF ALABAMA
COUNTY OF SHELBY

03/08/2018 12:44:15 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND AND 00/100 (\$229,0000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

WALES WILLIAMS, JR., AN UNMARRIED MAN
(herein referred to as grantors) do, grant, bargain, sell and convey unto

WALES WILLIAMS, SR. AND BRENDA WILLIAMS
(herein referred to as **GRANTEES**) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF HIDDEN SPRINGS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

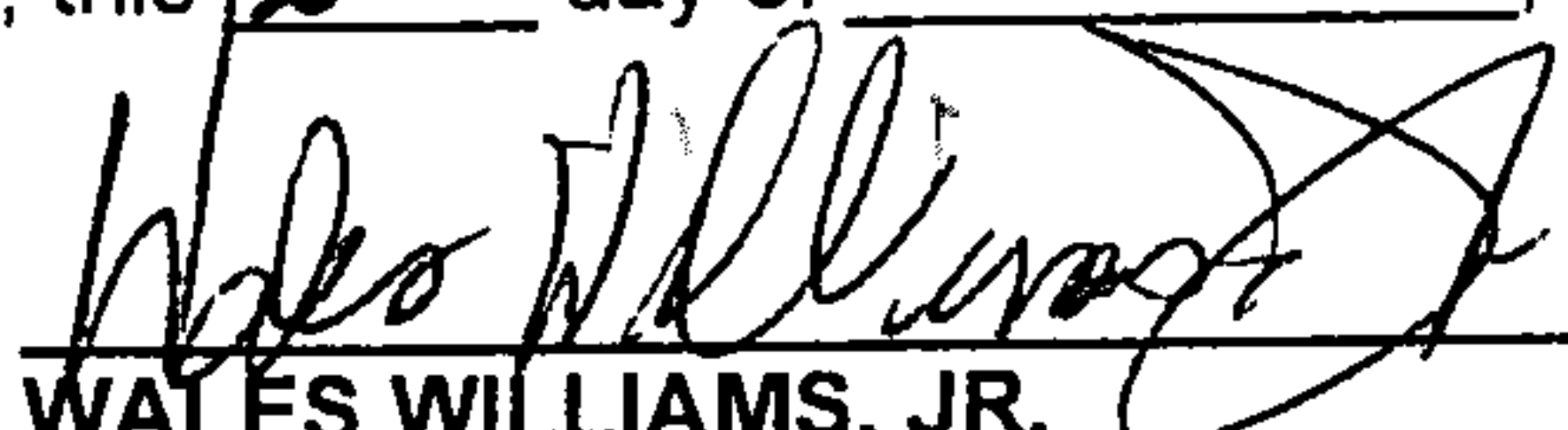
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$229,000.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 the 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 do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of _____, 2018.


WALES WILLIAMS, JR. (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **WALES WILLIAMS, JR., AN UNMARRIED MAN**, 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 the 27th day of February, 2018.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-27-18

Real Estate Sales Validation Form

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

Grantor's Name WALES WILLIAMS, JR.
Mailing Address 100 HIDDEN SPRINGS DRIVE
COLUMBIANA, ALABAMA 35051

Grantee's Name WALES WILLIAMS, SR. AND BRENDA WILLIAMS
Mailing Address 100 HIDDEN SPRINGS DRIVE
COLUMBIANA, ALABAMA 35051

Property Address 100 HIDDEN SPRINGS DRIVE
COLUMBIANA, ALABAMA 35051

Date of Sale FEBRUARY 27, 2018

Total Purchase Price \$ \$229,000.00

or

Actual Value

\$

20180308000075830 03/08/2018 12:44:15 PM DEEDS 2/2 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

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.

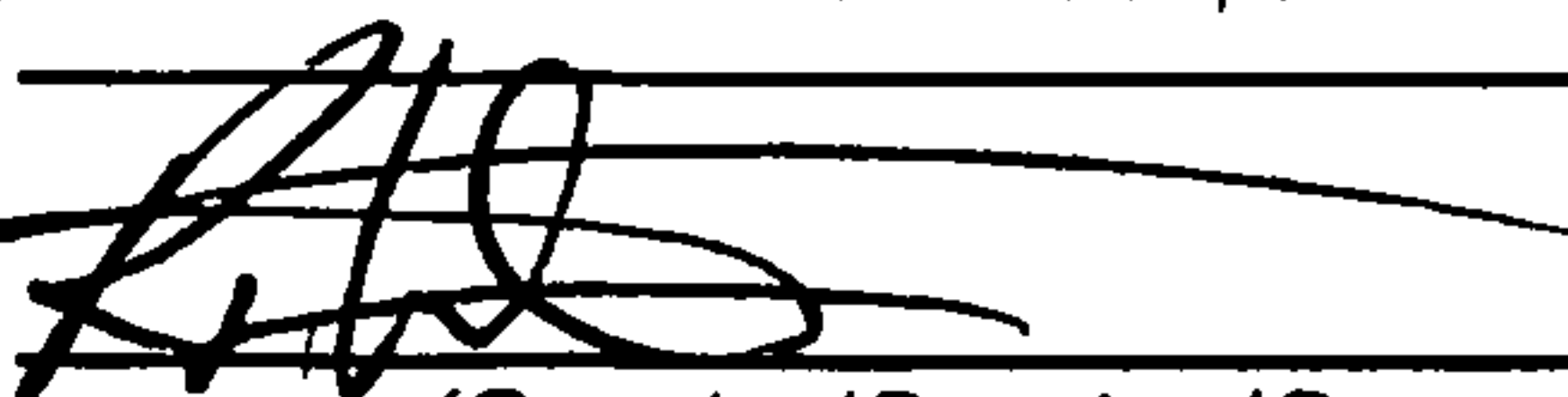
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 2/27/2018

Print ROMMIE GLEN WHEELER, JR.

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2018 12:44:15 PM
\$19.00 CHERRY
20180308000075830



Form RT-1