

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
John P. Meeks and Dorothy S. Meeks
280 Highway 7
Wilsonville, AL 35186

WARRANTY DEED

20180404000112200

STATE OF ALABAMA)

04/04/2018 02:59:30 PM

SHELBY COUNTY)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Two Thousand Five Hundred And No/100 Dollars (\$102,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Walter Wayne McDaniel and Lisa McDaniel, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John P. Meeks and Dorothy S. Meeks (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the Southwest corner of the NW ¼ of the SW ¼, Section 15, Township 21 South, Range 1 East; thence run East along the South line of said ¼ - ¼ section a distance of 43.60 feet to the East right-of-way line of Shelby County Highway No. 7; thence continue East along the South line of said ¼ - ¼ section a distance of 1188.94 feet; thence turn an angle of 91 degrees 42 minutes 16 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 88 degrees 17 minutes 44 seconds to the left and run a distance of 1187.94 feet to the East right-of-way line of Shelby County Highway No. 7; thence turn an angle of 91 degrees 25 minutes 54 seconds to the left and run along said highway right-of-way a distance of 209.97 feet to the point of beginning. Situated in the NW ¼ of the SW ¼, Section 15, Township 21 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$92,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 29, 2018.

Walter Wayne McDaniel
Walter Wayne McDaniel

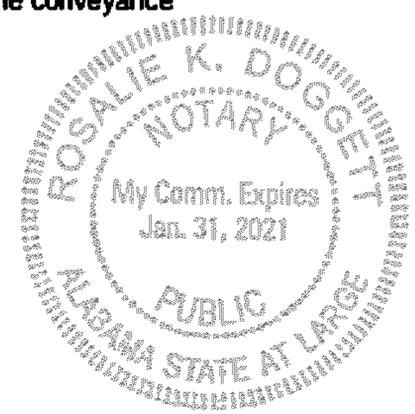
Lisa McDaniel
Lisa McDaniel

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Walter Wayne McDaniel and Lisa McDaniel 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 on this 29 day of March 2018.

Notary Public
My commission expires: 1/31/21



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Walter Wayne McDaniel Grantee's Name John P. Meeks and Dorothy S. Meeks
Mailing Address 260 Highway 7 Mailing Address 200 Kentwood Drive
Wilsonville, AL 35186 ALABASTER, AL 35007

Property Address 260 Highway 7 Date of Sale March 29, 2018
Wilsonville, AL 35186 Total Purchase Price \$102,500.00
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 Appraisal
 Sales Contract Other: _____
 Closing Statement

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 - Walter Wayne McDaniel, 260 Highway 7, Wilsonville, AL 35186.
Grantee's name and mailing address - John P. Meeks and Dorothy S. Meeks, 200 Kentwood Drive, ALABASTER, AL 35007.
Property address - 260 Highway 7, Wilsonville, AL 35186
Date of Sale - March 29, 2018.
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: March 29, 2018

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 02:59:30 PM
\$28.50 CHERRY
20180404000112200
