

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Jacob Bates
Jonathan W. Bates
2243 Village Ln
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Twelve Thousand and 00/100 (\$112,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Lotnina Edwards**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Jacob Bates** and **Jonathan W. Bates**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

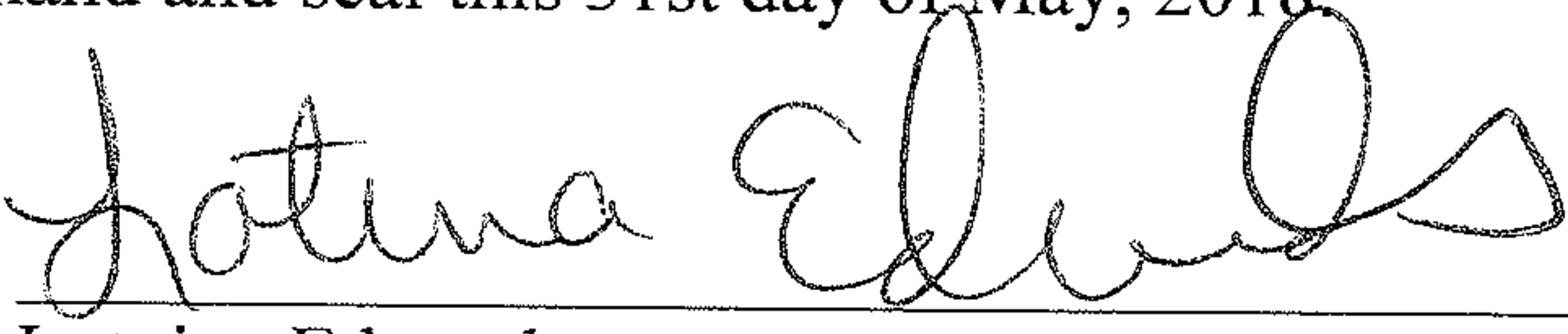
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$109,971.40 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 31st day of May, 2018


Lotnina Edwards

STATE OF ALABAMA)

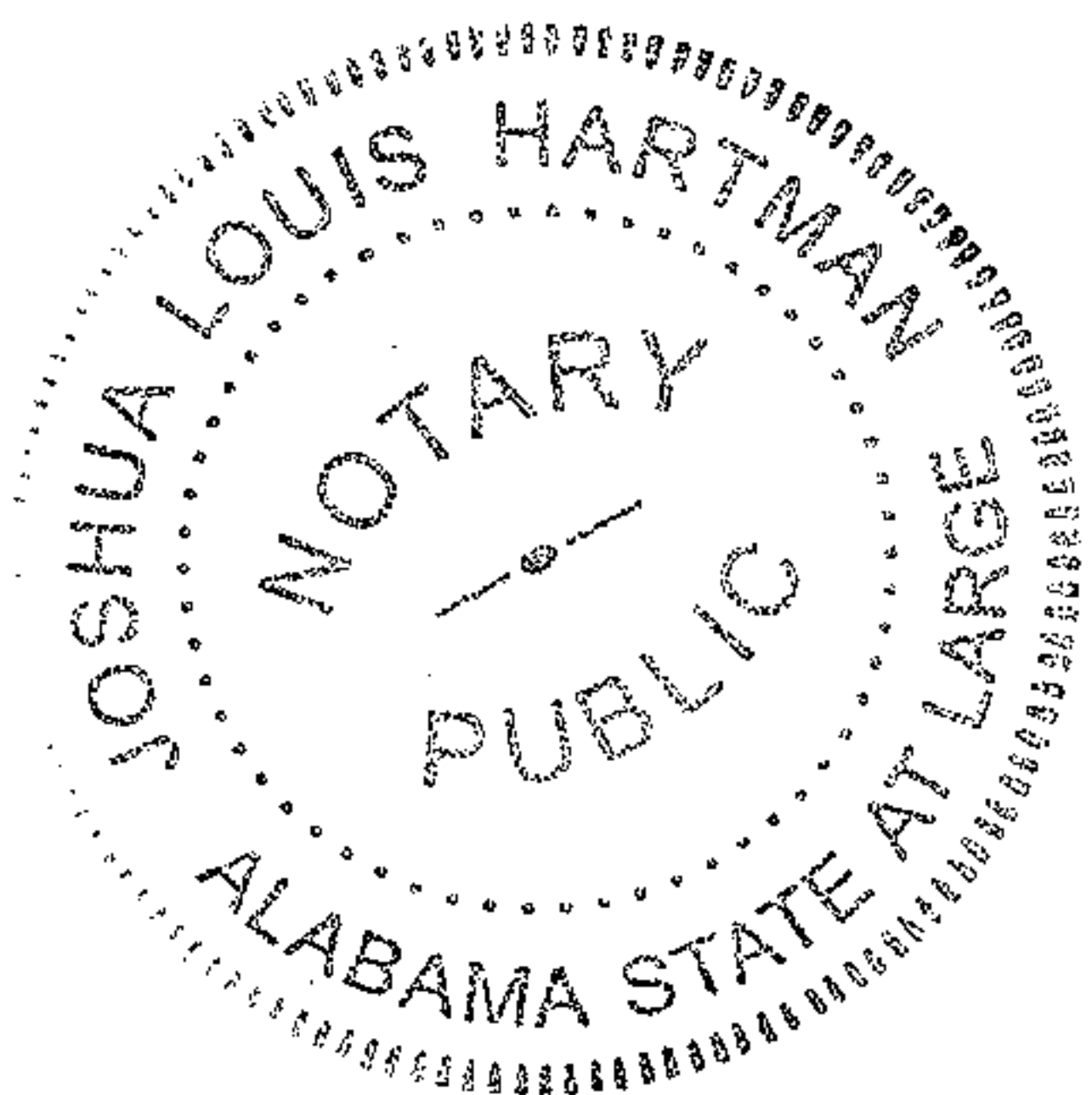
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lotnina Edwards**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2018.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 204 according to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for the year 2018, but not yet due and payable; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument No. 1995-1640 & Real 345, Page 744; (3) Terms and conditions as recorded in Instrument No. 1995-1640; (4) Articles of Waterford Homeowners Association as recorded in Instrument No. 2001-12817; (5) Articles of Organization of Waterford, LLC as recorded in Instrument No. 1999-49065; (6) Declaration of Restrictions, Covenants and Easements as recorded in Instrument No. 2000-40215 and amended in Instrument No. 2001-12819; (7) Easement and Right of Way to Alabama Power Company as recorded in Instrument No. 2004-35497; Instrument No. 2005-56363 & Instrument No. 2005-56420; (8) Grant to the State of Alabama for Railroad, as recorded in Real 278, Page 5; (9) Release of Damages as recorded in Instrument No. 1995-1640 & Real 345, Page 744; (10) Easement of Undetermined width on the front of subject property as shown on recorded map; (11) Restrictive Covenants as set forth in Instrument No. 2005-59712; (12) Right of Way to Gulf States Paper Corporation as recorded in Instrument No. 2006-14603; (13) Ordinance with City of Calera as recorded in Instrument No. 2000-0006; (14) Right of Way to Shelby County as recorded in Deed Book 240, Page 36; (15) All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on recorded Map of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Lotnina Edwards

Mailing Address 2243 Village Lane
Calera, AL 35040

Grantee's Name Jacob Bates
Jonathan W. Bates

Mailing Address 2243 Village Ln
Calera, AL 35040

Property Address 2243 Village Ln
Calera, AL 35040

Date of Sale May 31, 2018

Total Purchase Price \$112,000.00
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 – 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).

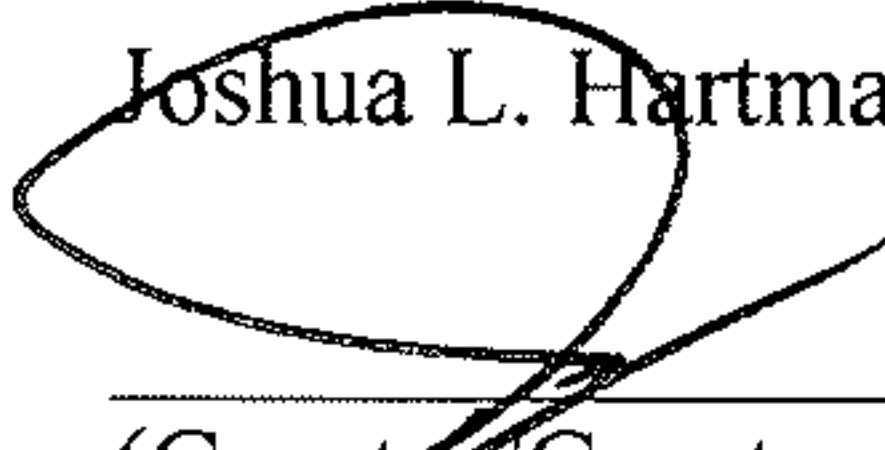
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date May 31, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 11:08:15 AM
\$23.50 CHERRY
20180601000192420

