

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 2105
Birmingham, AL 35216

SEND TAX NOTICE TO:
CHRISTOPHER GRAVES
4504 OLD CALDWELL MILL ROAD
BIRMINGHAM, AL 35242

WARRANTY DEED

20190128000027870
01/28/2019 08:23:26 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, WILLIAM BARNETT MCWILLIAMS II, A MARRIED PERSON, MICHAEL HUTTO MCWILLIAMS, A MARRIED PERSON, KELLEY MCWILLIAMS CHANDLER, A MARRIED PERSON, AND KATHLEEN MCWILLIAMS SAVAGE, A MARRIED PERSON (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto CHRISTOPHER GRAVES (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 2, SURVEY OF BUTTE WOODS RANCH ADDITION TO ALTADENA VALLEY AS RECORDED IN MAP BOOK 5, PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE OF 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.

\$232,750 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS SPOUSES

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise 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, and his/her assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantee and his/her assigns, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 25th day of JANUARY, 2019.

William Barnett McWilliams II
WILLIAM BARNETT MCWILLIAMS II

Michael M. McWilliams
MICHAEL HUTTO MCWILLIAMS

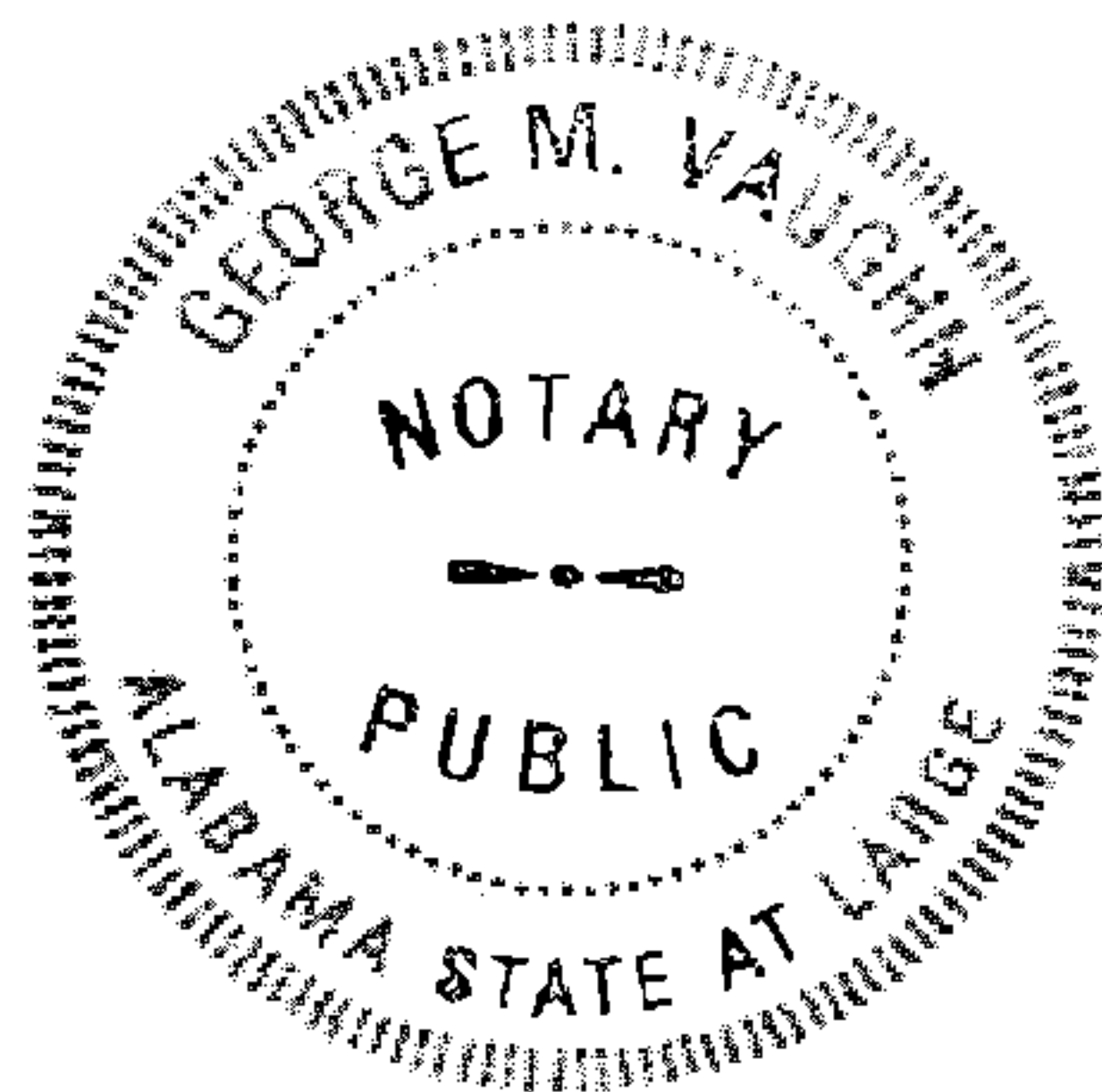
Kelley McWilliams Chandler
KELLEY MCWILLIAMS CHANDLER

Kathleen McWilliams Savage
KATHLEEN MCWILLIAMS SAVAGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM BARNETT MCWILLIAMS II, 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 25th day of JANUARY, 2019.



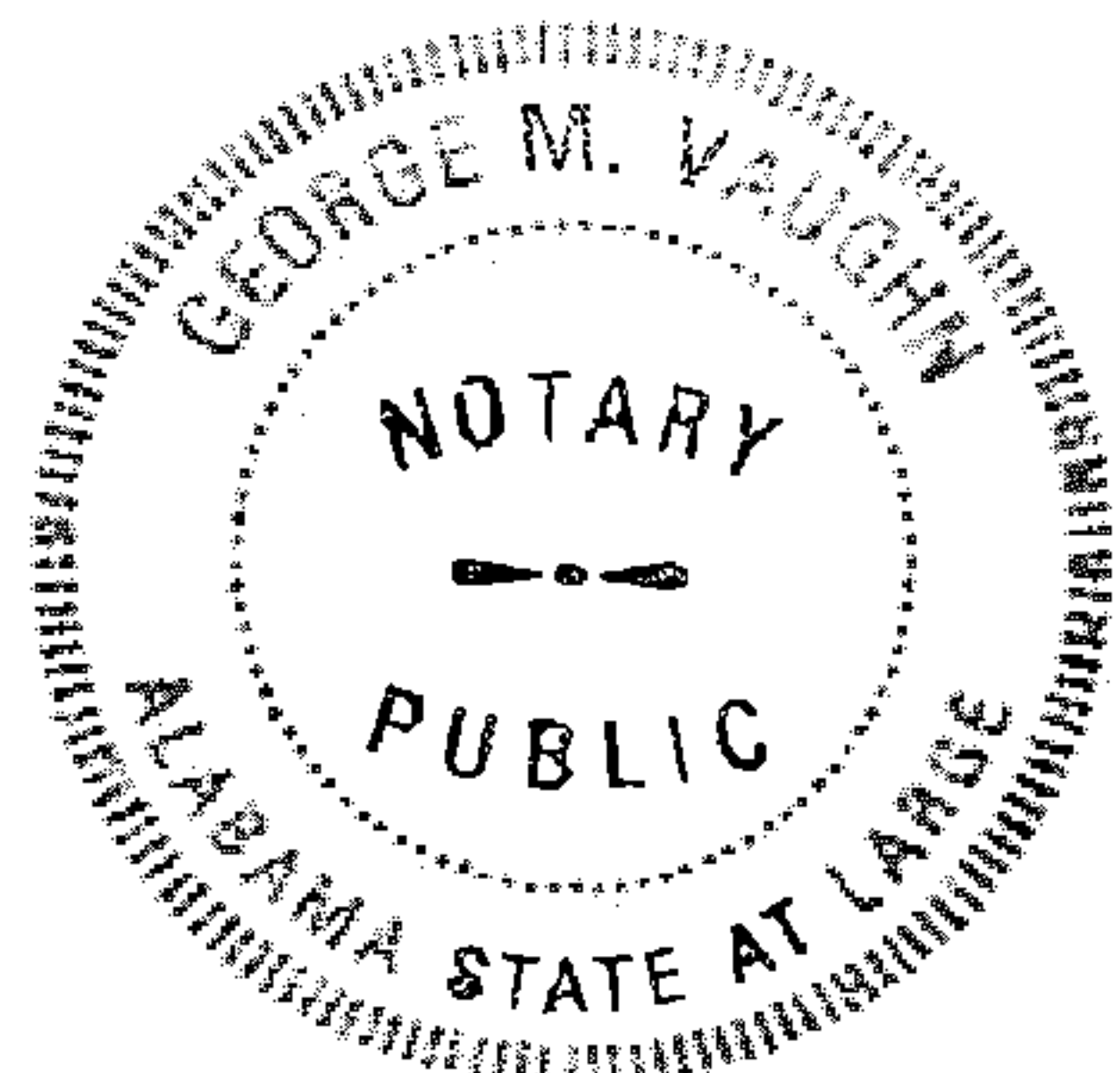
[Signature]
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL HUTTO MCWILLIAMS, 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 25th day of JANUARY, 2019.



[Signature]
Notary Public

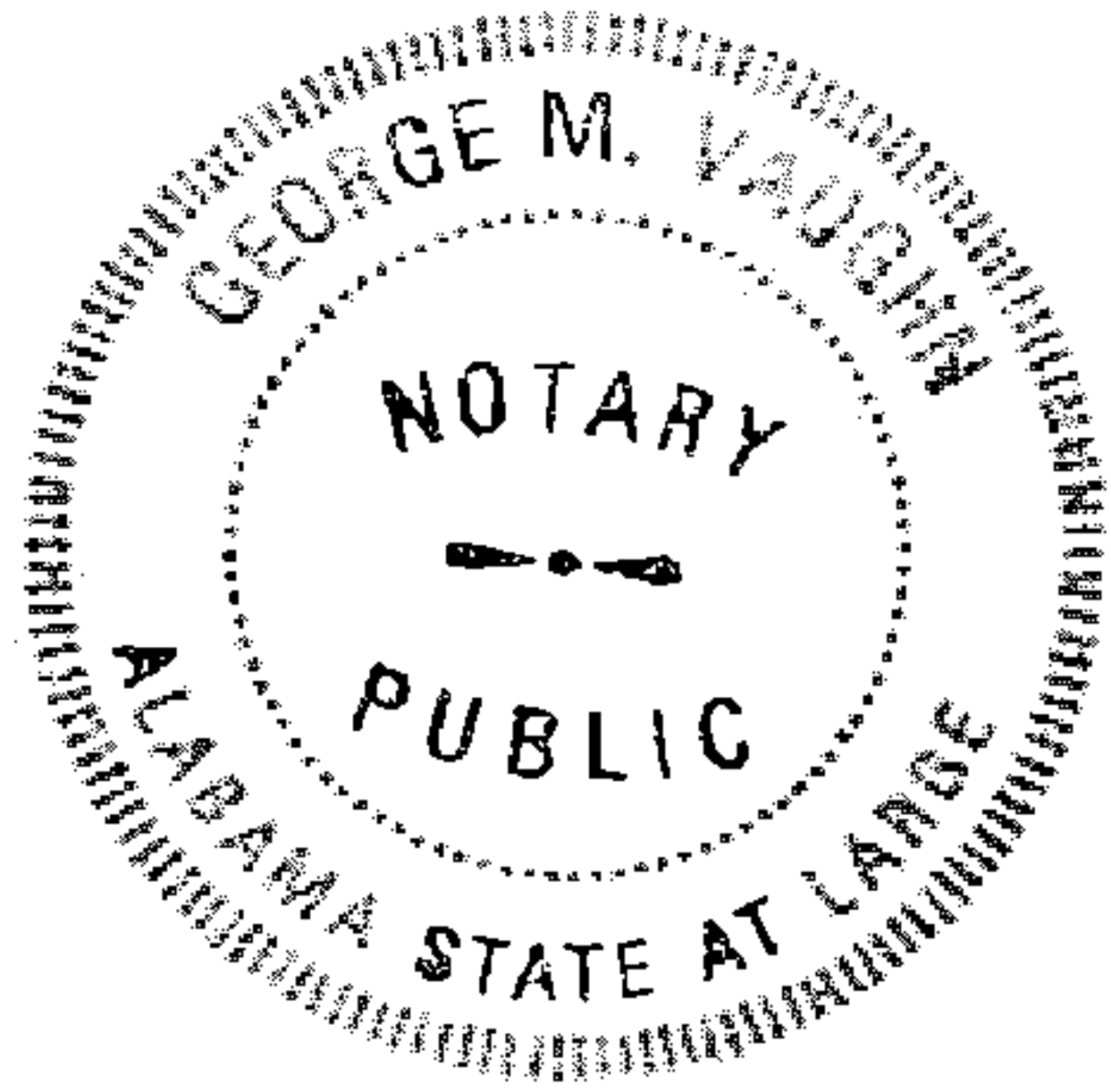
My Commission Expires: 9/18/2021

STATE OF ALABAMA
JEFFERSON COUNTY

20190128000027870 01/28/2019 08:23:26 AM DEEDS 3/4

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KELLEY MCWILLIAMS CHANDLER, 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 25th day of JANUARY, 2019.



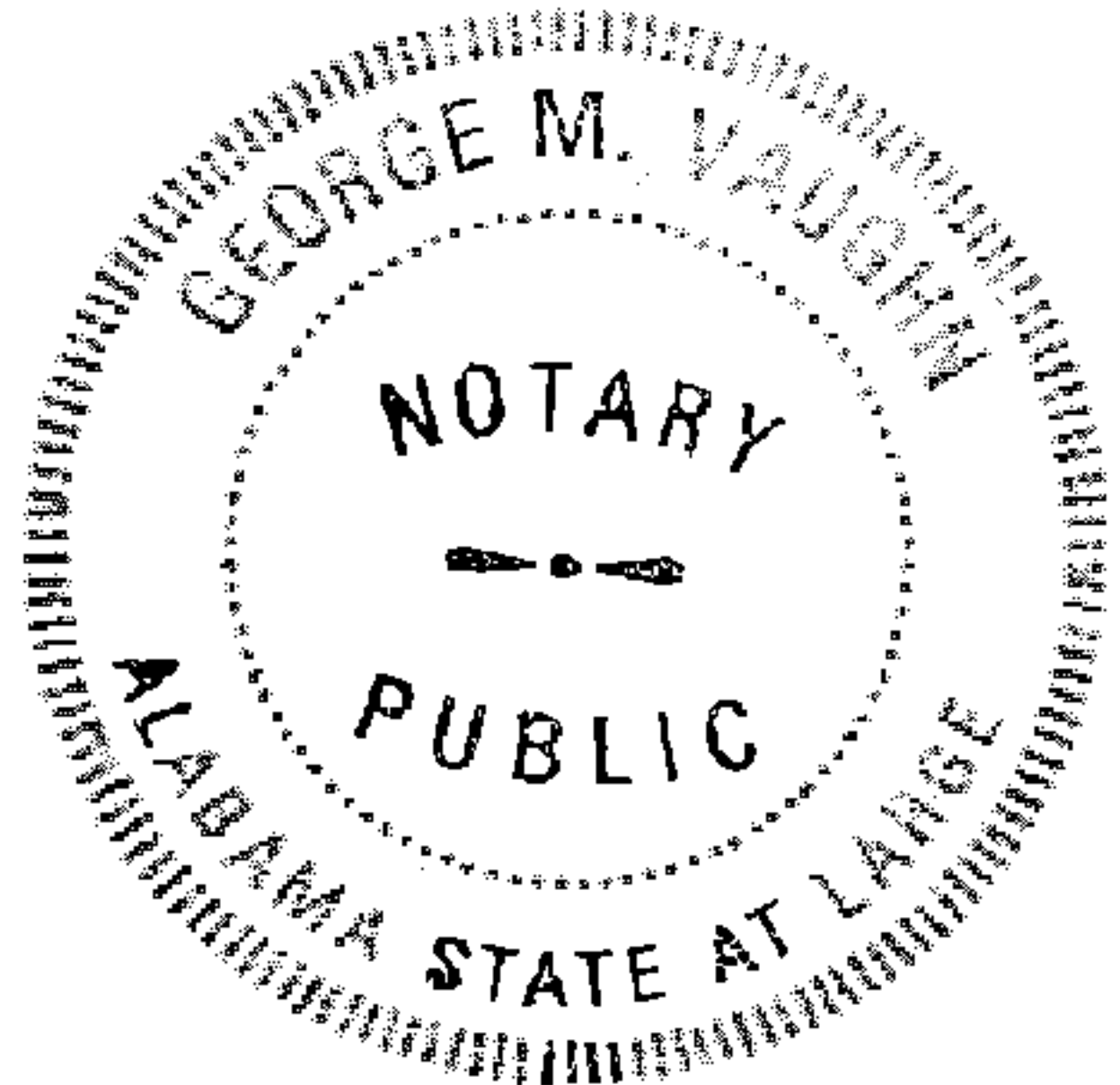
[Signature]
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KATHLEEN MCWILLIAMS SAVAGE, 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 25th day of JANUARY, 2019.



[Signature]
Notary Public

My Commission Expires: 9/18/2021

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

Grantor's Name William Berger McWilliam
 Mailing Address c/o George Vaughn
100 Old Town Road Ste 105
Birmingham AL 35216

Grantee's Name Christopher Graves
 Mailing Address 4504 Old Caldwell Mill
Road
Birmingham AL 35242

Property Address 4504 Old Caldwell Mill Road
Birmingham AL 35242

Date of Sale 1/25/2019

Total Purchase Price \$ 245,000

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 - 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 1/25/2019

Print George Vaughn

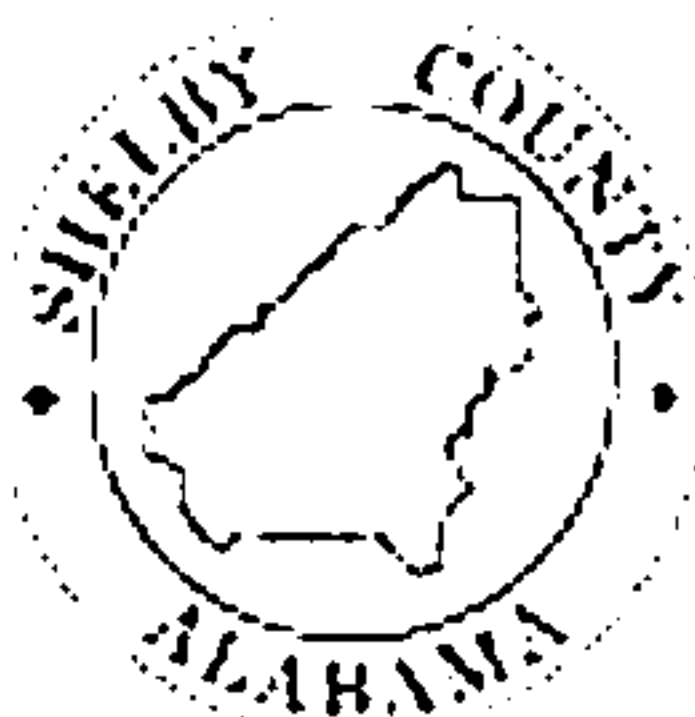
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/28/2019 08:23:26 AM
 \$36.50 CHERRY
 20190128000027870

Allen S. Bayl