

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Seventy Five Thousand Dollars (\$175,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged We, **Brandon Ray Skinner and wife, Kimber K. Skinner and David P. Willis, a married man**, (herein referred to as grantors), grant, bargain, sell and convey unto **April Smith, a married woman and Ista Bozeman Elliott, a single woman**, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**Lot 8, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.**

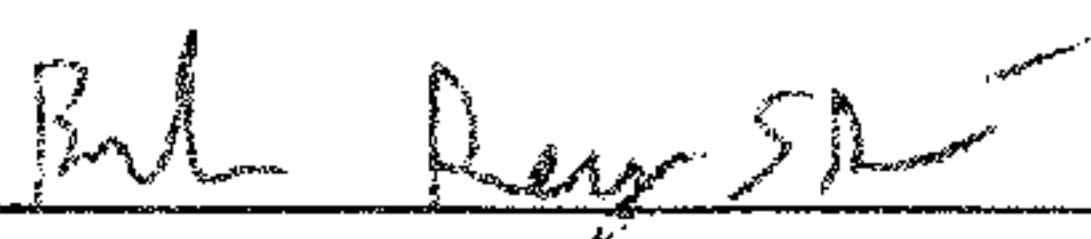
For ad valorem tax purposes only, the address to the above-described property is 134 Hickory Point Drive, Helena, AL 35080.

The above property is not the homestead or residence of David P. Willis, or his spouse.

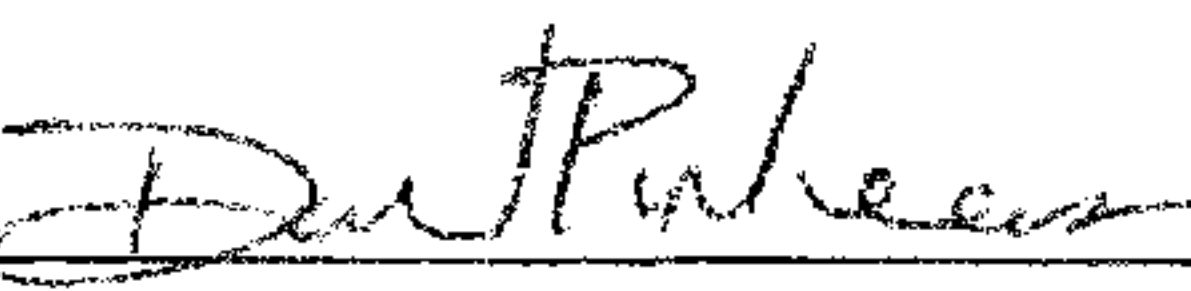
TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 28<sup>th</sup> day of February, 2019.

  
\_\_\_\_\_  
Brandon Ray Skinner

  
\_\_\_\_\_  
Kimber K. Skinner

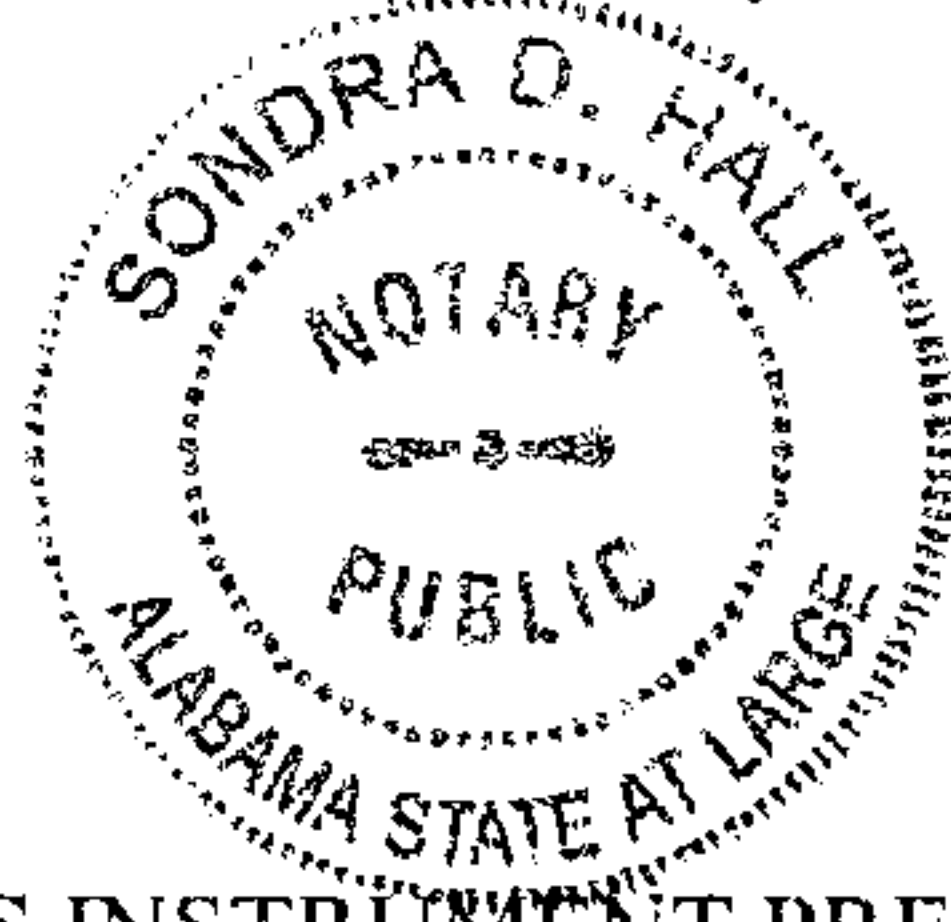
  
\_\_\_\_\_  
David P. Willis

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Brandon Ray Skinner, Kimber K. Skinner and David P. Willis, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of February, 2019.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/4/20

THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL  
35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/01/2019 04:00:03 PM  
\$197.00 CHARITY  
20190301000067000

20190301000067000 03/01/2019 04:00:03 PM DEEDS 3/3

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Brandon Ray Skinner, Kimber K Skinner  
Mailing Address and David P Willis  
116 Lauchlin Lane  
Pelham, AL 35124

Grantee's Name April Smith & Ista Bozeman Elliott  
Mailing Address 134 Hickory Point Drive  
Helena, AL 35080

Property Address 134 Hickory Point Drive  
Helena, AL 35080

Date of Sale 02/28/19  
Total Purchase Price \$ 175,000.00  
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) (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 \_\_\_\_\_

Print Leanne G. Ward

☐ Unattested

Sign

*Leanne G. Ward*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1