

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Sent Tax Notice to:
Alex Alkire
Catherine Alkire
1022 Lake Point Lane
Birmingham AL 35244

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thirty Thousand And 00/100 (\$330,000.00) and other good and valuable considerations to the undersigned, Judy H. Taylor, a married woman (hereinafter referred to as the "Grantor"), in hand paid by Alex Alkire, and Catherine Alkire, (hereinafter referred to as the "Grantees"), as joint tenants with right of survivorship, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama:


Lot 2001, according to the Survey of Lake Point Estates, 20th Addition, as recorded in Map Book 11, Page 57, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or the grantor's spouse.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Mineral and mining rights as recorded in Deed Book 127 Page 140. Terms and conditions of Riverchase Residential Association, Inc
4. Terms and conditions of Lake Point Estates Homeowners Association, Inc. and/or Lake Point Estate Residential Association, Inc
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Lake Point Estates recorded in Real Book 190 Page 35, and any subsequent amendments.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 Page 536, as amended in Misc. Book 17 Page 550 and Misc. Book 34 Page 549, and Real Volume 348 Page 49, as amended in Real Book 348 Page 822, and any subsequent amendments Terms, conditions, covenants and limitations set out in the deed recorded in Real Book 388 Page 808
7. Agreement for Underground Residential Distribution in Subdivision recorded in Real Book 153 Page 598
8. Restrictive Covenants with Alabama Power Company recorded in Real Book 153 Page 593 and Inst. No. 1993-24588.
9. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land

Shelby County, AL 04/02/2019
State of Alabama
Deed Tax: \$33.00


20190402000104360 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
04/02/2019 10:19:06 AM FILED/CERT

- 10. Any lien provided by County Ordinance or Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water system, sewer system or gas serving the land described herein, and any lien for waste fees in favor of any county or municipality
- 11. Restrictions as shown on recorded plat.

\$297,000.00 of the above consideration was 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 thereby 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 the Grantor does, for his/herself and his/her heirs and assigns, covenant with the said Grantees that Grantor is lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantees, their successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of March, 2019.

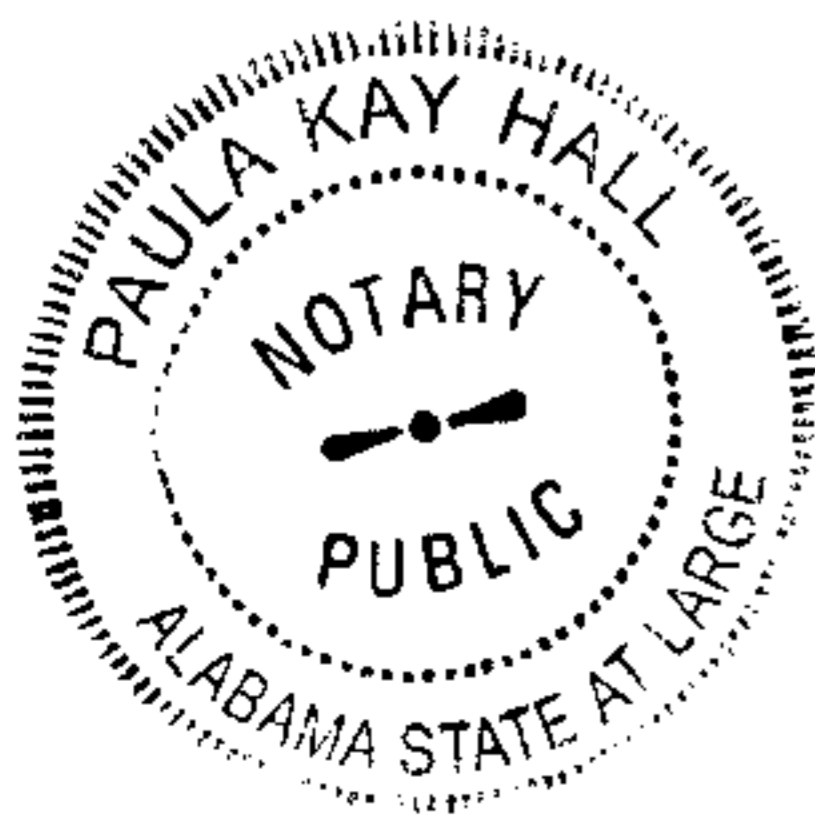
Judy H Taylor (SEAL)

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy H Taylor, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of March, 2019.



[Signature]
 NOTARY PUBLIC
 My Commission Expires: 7-19-2020
 AFFIX SEAL 2019-000074

Real Estate Sales Validation Form

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

Grantor's Name Judy H. Taylor
Mailing Address 235 Inverness Center Drive, Apt
234, Hoover, AL 35242

Grantee's Name Alex Alkire, Catherine Alkire
Mailing Address 1022 Lake Point Lane
BIRMINGHAM AL 35244

Property Address 1022 Lake Point Lane
Birmingham, AL 35244

Date of Sale 03/29/2019
Total Purchase Price \$330,000.00
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
- 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 03/29/2019

Print Alex Alkire

Sign Alex Alkire
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)


20190402000104360 3/3 \$54.00
Shelby Cnty Judge of Probate, AL
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