

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Bruce L. Taylor
1800 Wehapa Circle
Leeds, Alabama 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Nine Hundred Thousand and 00/100 Dollars (\$900,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

J.T. Hunter Williams and John W. Williams as Personal Representatives of the Estate of Hope White Williams, deceased, Jefferson County, Alabama, Probate Case No. 18BHM01995 and J.T. Hunter Williams, John W. Williams and Regions Bank as Trustees of the Trusts created under the Last Will and Testament of Hope White Williams (aka Hope W. Williams and Pauline Hope White Williams), deceased, Jefferson County, Alabama, Probate Case No. 18BHM01995

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Bruce L. Taylor and Lauren B. Taylor

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 7, according to the Survey of Wehapa Lake, as recorded in Map Book 4, Page 61, in the Probate Office of Shelby County, Alabama

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this
26th day of June, 2019.

Estate of Hope White Williams
BY: J.T. Hunter Williams (Seal)
J.T. Hunter Williams
ITS: Personal Representative and Trustee

Estate of Hope White Williams
BY: John W. Williams (Seal)
John W. Williams
ITS: Personal Representative and Trustee

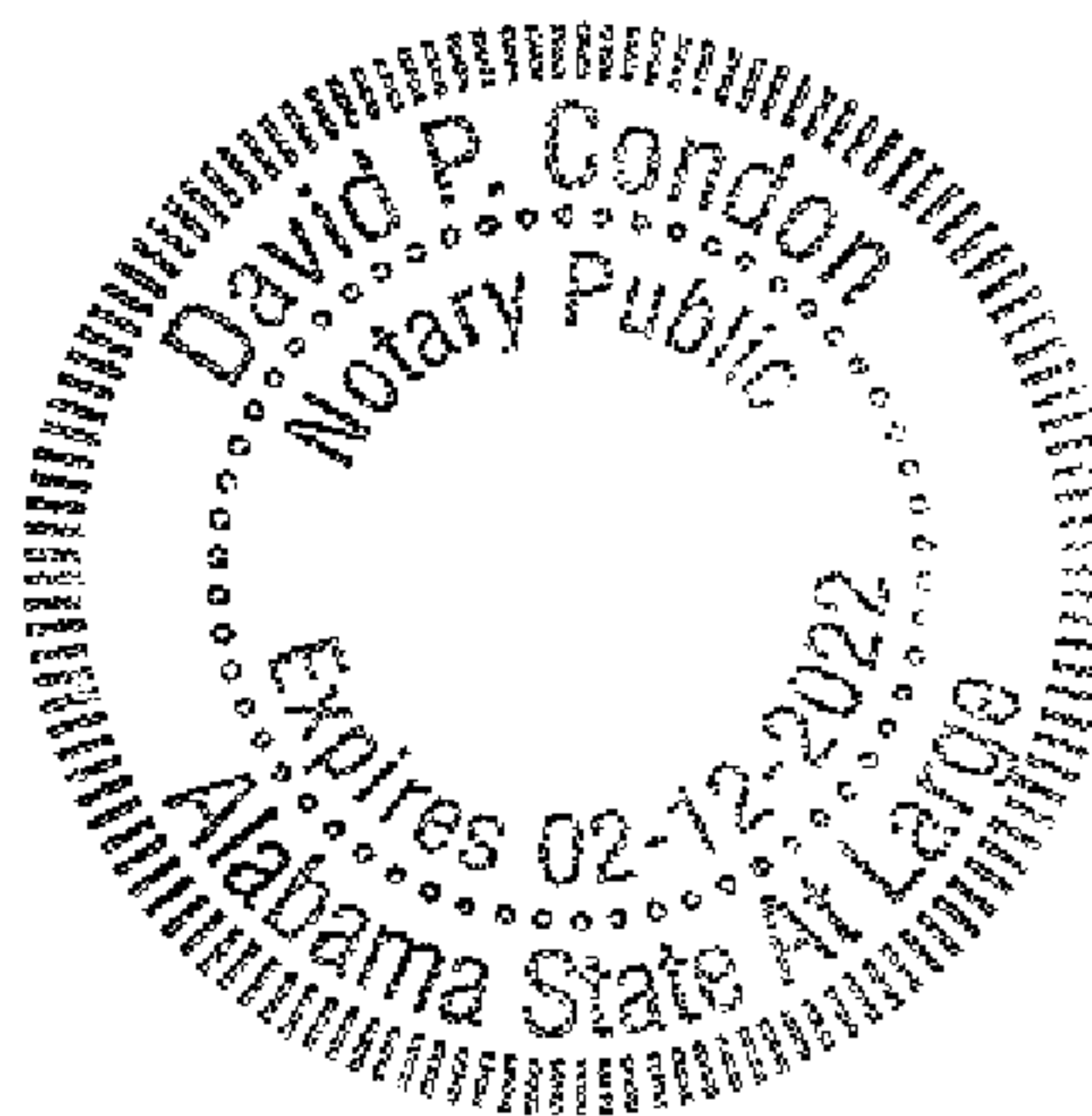
Hope White Williams Testamentary Trust
By: Regions Bank
Its: Co-Trustee
BY: LaJ Sims (Seal)
By: LaJ Sims
ITS: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
J.T. Hunter Williams and John W. Williams as **Personal Representatives** of **Estate of Hope White
Williams, deceased**, and J.T. Hunter Williams, John W. Williams and LaJ Sims as **Vice President of
Regions Bank as Co-Trustees of the Hope White Williams Testamentary Trust** 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 and with full authority as such **Co-Personal
Representatives and Co-Trustees**, they executed the same voluntarily on the day the same bears date
(LaJ Sims signing as authorized representative of Co-Trustee Regions Bank).

Given under my hand and official seal this 26th day of June, 2019.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02/12/2022



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Estate of Hope White Williams** Grantee Name: **Bruce L. Taylor**

Grantee Name: **Lauren B. Taylor**

Mailing Address: **1800 Wehapa Circle**

Mailing Address: **purchasers add**

Leeds, Alabama, 35094

purchasers city, purchasers state, purchaser zip

Property Address: **1800 Wehapa Circle**
Leeds, Alabama, 35094

Date of Sale: **June 26th, 2019**

Total Purchase Price: **\$900,000.00**

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **June 26th, 2019**

Print: _____

David Gordon

____ Unattested

Sign: _____

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent)

circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2019 02:46:18 PM
\$928.00 CHERRY
20190715000251520

Allen S. Bayl