

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
DANIEL BRYAN CRISS, SR

4933 INDIAN VALLEY ROAD
BIRMINGHAM, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00)* to the undersigned Grantors, JAMES WALKER and WIFE, ALICE E. WALKER, (hereinafter referred to as Grantors, whose mailing address is 4933 INDIAN VALLEY ROAD , BIRMINGHAM, AL 35244), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto DANIEL BRYAN CRISS, SR (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 4933 INDIAN VALLEY ROAD , BIRMINGHAM, AL 35244

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Such state of facts as shown on subdivision plat recorded in Map Book 5, Page 118, in the Probate Office of Jefferson County, Alabama.
5. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
6. Easements, restrictions and setback lines as shown on recorded Map Book 5, page 118.
7. Restrictions and covenants as set out in Misc. Volume 9, page 143, and Misc. Volume.2, page 885, in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such right as recorded in Volume 181, page 385, in the Probate Office of Shelby County, Alabama ..

9. Easement to 5T's recorded in 284, page 885.
10. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 107, page 121; Volume 161, page 493; Volume 102, page 53 and Volume 104, page 213.
11. Less and except any part of subject property lying within the roadway.

\$252,103.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of July, 2019.

Alice E. Walker for James Walker Alice E. Walker
JAMES WALKER ALICE E. WALKER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES WALKER and ALICE E. WALKER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2019.

[Signature]
NOTARY PUBLIC

Brandon Prince
Notary Public, Alabama State At Large
My Commission Expires Jan. 30, 2023

Real Estate Sales Validation Form

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

Grantor's Name:	JAMES WALKER and ALICE E. WALKER	Grantee's Name:	DANIEL BRYAN CRISS, SR
Mailing Address:	4933 INDIAN VALLEY ROAD BIRMINGHAM, AL 35244	Mailing Address:	4933 INDIAN VALLEY ROAD BIRMINGHAM, AL 35244
Property Address:	4933 INDIAN VALLEY ROAD BIRMINGHAM, AL 35244	Date of Sales	July 30th, 2019
		Total Purchase Price:	(\$259,900.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x	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: July 30th, 2019

_____ Unattested

(verified by)

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**

LEGAL DESCRIPTION

Lot 1, Block 2, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama. ALSO commence at the Northeasterly corner of Lot 2, Indian Valley, Sixth Sector as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama; thence in a Southwesterly direction along the Southeasterly line of said Lot 2, a distance of 69.66 feet to the point of beginning; thence continue along last described course a distance of 37.32 feet; thence 166 degrees 18 minutes right in Northerly direction a distance of 21.11 feet; thence 30 degrees 16 minutes right, in a Northeasterly direction a distance of 17.54 feet to the point of beginning. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2019 03:41:16 PM
\$24.50 CHARITY
20190809000289630

Allie S. Boyd