

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-19-25779

Send Tax Notice To: Christian M. Adkins  
Molly Brown Adkins

5005 Woodridge Lane  
Birmingham AL 35242

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Eight Thousand Dollars and No Cents (\$78,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Timothy F. Walker, Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christian M. Adkins and Molly Brown Adkins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


**Property constitutes no part of the homestead of the Grantor herein or his spouse. Elizabeth Walker is the wife of Timothy F. Walker, Jr., she owns and maintains a separate residence.**


**\$74,100.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2019.

  
\_\_\_\_\_  
Timothy F. Walker, Jr.


  
20191001000358100 1/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/01/2019 10:15:50 AM FILED/CERT

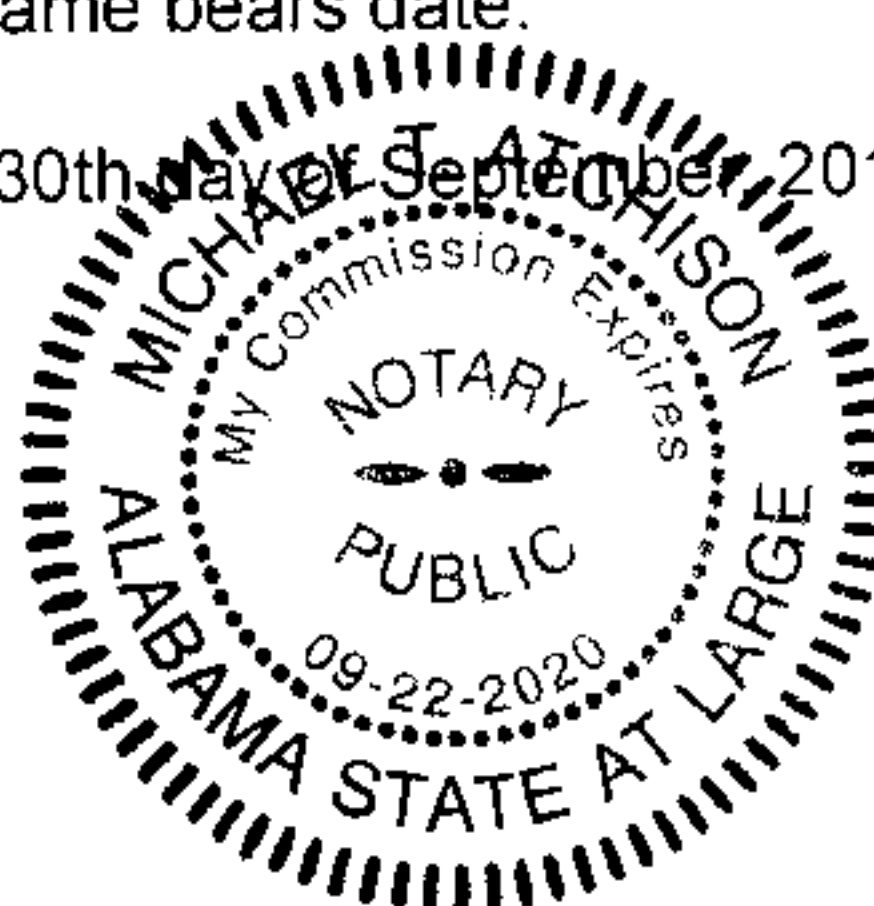
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Timothy F. Walker, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 section, Thence run North along the West line of said 1/4-1/4 section a distance of 802.06 feet; Thence turn right 73 degrees 21 minutes 50 seconds and run Northeasterly 156.84 feet to the Point of Beginning: Thence continue last described course 70.00 feet; thence turn right 90 degrees 27 minutes 12 seconds and run Southeast 163.00 feet to the point on the North side of Mildred Street; thence turn right 92 degrees 00 minutes 09 seconds and run Southwest along said street 70.00 feet; thence turn right 87 degrees 58 minutes 59 seconds and run Northwest 160.00 feet to the Point of Beginning.

According to the survey of Amos Cory, P.L.S #10550, dated February 23, 1991.



20191001000358100 2/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/01/2019 10:15:50 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Timothy F. Walker, Jr.  
Mailing Address 132 Waterstone Way  
Montevallo, AL 35115  
Property Address 206 Mildred St.  
Columbiana, AL 35051

Grantee's Name Christian M. Adkins  
Molly Brown Adkins  
Mailing Address 5005 Woodridge Lane  
Birmingham, AL 35242  
Date of Sale September 30, 2019  
Total Purchase Price \$78,000.00  
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

Shelby County, AL 10/01/2019  
State of Alabama  
Deed Tax: \$4.00

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 of 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 September 27, 2019

Print Timothy F. Walker, Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20191001000358100 3/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1