

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Jeffrey M. Walters & Debra Lynn Walters
1011 Merion Drive
Calera, AL 35040

STATE OF ALABAMA)
) **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$218,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **AMIRA WILSON, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JEFFREY M. WALTERS and DEBRA LYNN WALTERS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 32, according to the survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$214,541.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the _____ day of October, 2019.


AMIRA WILSON

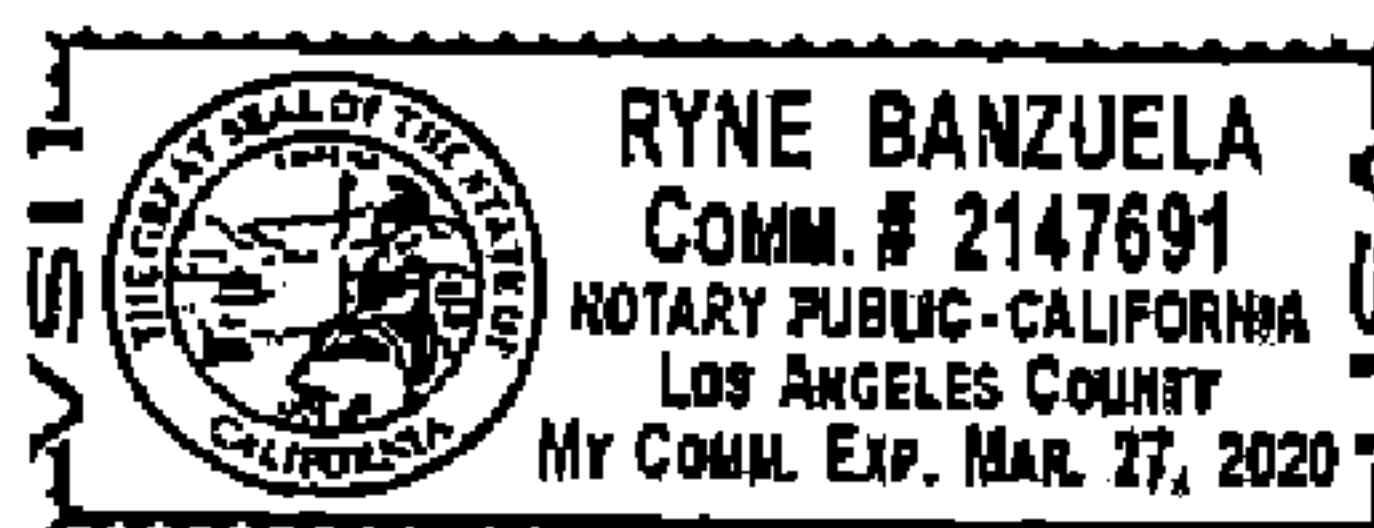
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy or validity of that document.

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that AMIRA WILSON, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of October, 2019.


NOTARY PUBLIC
My commission expires: 3-27-2020



Grantor's Name	<u>AMIRA WILSON</u>	Grantee's Name	<u>JEFFREY M. WALTERS and DEBRA LYNN WALTERS</u>
Mailing Address	<u>12640 BLOOMFIELD AVE, APT 92 NORWALK, CA 90650</u>	Mailing Address	<u>1011 MERION DRIVE CALERA, AL 35040</u>
Property Address	<u>1011 MERION DRIVE CALERA, AL 35040</u>	Date of Sale	<u>October 11, 2019</u>
		Total Purchase Price	<u>\$218,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other _____
☒ Closing Statement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/15/2019 02:05:08 PM
\$32.00 CHERRY
20191015000380350

Allen S. Beryl