Prepared by: Jul Ann McLeod, Esq. 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.

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IN WITNESS WHEREOF, said Grantor has hereu of October, 2019.	nto set her hand and seal this the day			
Am Mui				
AMIRA WILSON				
STATE OF CALIFORNIA)	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.			
COUNTY OF ORANGE)				
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 hereunt October, 2019.	o set my hand and seal this the /O day of			
NOTARY PUBLIC My commission expires: 3.27.2020	RYNE BANZUELA COMM. # 2147691 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNST MY COMM. Exp. Mar. 27, 2020			

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Real Estate Sales Validation Form

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

Grantor's Name	AMIRA WILSON	JEFFREY M. WALTERS and Grantee's Name DEBRA LYNN WALTERS
Mailing Address	12640 BLOOMFIELD AVE, APT 92	Mailing Address 1011 MERION DRIVE
	NORWALK, CA 90650	<u>CALERA, AL 35040</u>
Property Address	1011 MERION DRIVE	Date of Sale October 11, 2019
	CALERA, AL 35040	Total Purchase Price \$218,500.00
		or Actual Value <u>\$</u>
		or Assessor's Market Value <u>\$</u>
	e or actual value claimed on this form ca of documentary evidence is not require	an be verified in the following documentary evidence: (check d)
Bill of Sale Sales Contract		Appraisal Other
X Closing State	ment	
If the conveyance of this form is not r		ntains all of the required information referenced above, the filing
	Ins	tructions
Grantor's name and current mailing add		f the person or persons conveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the name of	of the person or persons to whom interest to property is being
	the physical address of the property be erty was conveyed.	ing conveyed, if available. Date of Sale - the date on which
Total purchase price the instrument offer		se of the property, both real and personal, being conveyed by
Actual value - if the instrument offered current market value	for record. This may be evidenced by a	ue of the property, both real and personal, being conveyed by the in appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pro	pperty as determined by the local officia	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property and pursuant to Code of Alabama 1975 § 40-22-1(h).
	that any false statements claimed on th	ormation contained in this document is true and accurate. I also form may result in the imposition of the penalty indicated in
Date <u>October 11</u>	<u>, 2019</u>	Print Malcolm S. McLeod
Unattested		Sign
	(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 10/15/2019 02:05:08 PM

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