



20200608000231640 1/3 \$302.50
Shelby Cnty Judge of Probate, AL
06/08/2020 04:19:36 PM FILED/CERT

Shelby County, AL 06/08/2020
State of Alabama
Deed Tax: \$274.50

Send tax notice to:
Frances J. Walker
2172 Pelham Prkwy, Ste 103A
Pelham, AL 35124

This Instrument Prepared by:
Dixie Walker
2172 Pelham Prkwy, Ste 103A
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY SHELBY**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten & NO/100 Dollars (\$10.00) and other just and valuable consideration, in hand paid to the undersigned, Frances J. Walker (hereinafter referred to as "Grantors") by Frances Jackson Walker Living Trust (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

The property conveyed herein is described on Exhibit "A", attached hereto, made apart hereof and incorporated herein for all purposes.

Subject to all agreements of probate record, right of ways, building setback, mineral and mining rights not owned by Grantor.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they, and their heirs, executors, administrators and assigns will forever warrant and defend the same against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures on this the 4th day of June, 2020.


Frances J. Walker

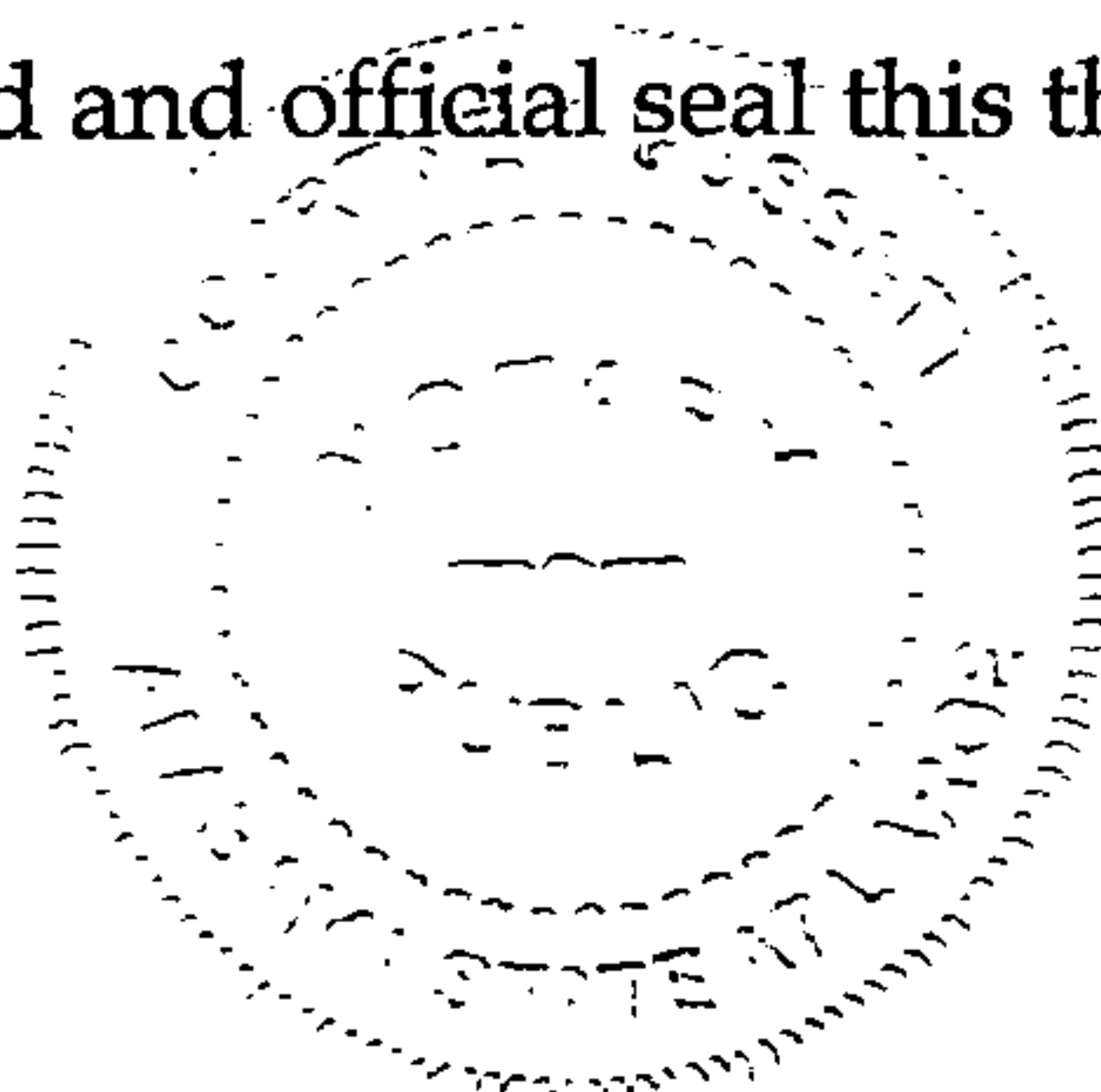
STATE OF ALABAMA; COUNTY OF BLOUNT

I, THE UNDERSIGNED, a Notary Public in and for said County and State, hereby certify that Frances J. Walker, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this 4th day of June 2020, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal this the 4th day of June, 2020.

My Commission Expires:

8/23/20



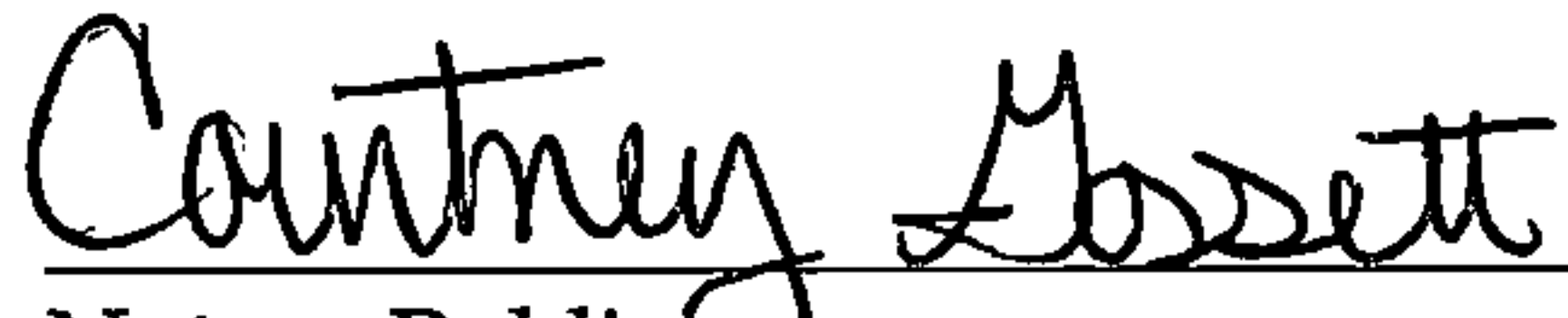

Notary Public

EXHIBIT A

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ - N.W. $\frac{1}{4}$ of Section 31, T. S. 19S, R2W, Shelby County, Alabama and run thence N 90° -00'-00" W along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 566.04' to a point, Thence turn an angle of 90° -00'-00" left and run S 0° -00'-00" E a distance of 1,371.34' to an existing 1 $\frac{1}{2}$ " open pipe corner pin and the point of beginning of the property being described, Thence run N 40° -44'-22" W a distance of 97.83' to an existing chain link fence corner, Thence run S 46° -33'-35" W along an existing chain link fence a distance of 269.70' to a point on the West line of U.S. Highway Number 31 (South), Thence run S 35° -25'-47" E along said right of way line a chord distance of 100.0' to a point, Thence run N 46° -17'-23" E a distance of 279.03' to the point of beginning, containing 0.62 of an acre.

This survey is a compilation of existing corners, occupational property lines (fences) and a quit claim deed dated 8/28/1986 from R.W. and Nora B. Elliot to H. Walker & Associates, Inc. Survey is tied to an existing $\frac{1}{4}$ - $\frac{1}{4}$ lines that have been verified for the purpose of a corrective deed.



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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 Frances J. Walker
Mailing Address 2172 Pelham Parkway
Ste 103A
Pelham, AL 35124

Grantee's Name Frances Jackson Walker
Mailing Address SAME Living Trust

Property Address 2172 Pelham Pkwy
Pelham, AL 35124

Date of Sale 6/4/20

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 274,490



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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 Transfer to Trust

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 6/8/20

Unattested

(verified by)

Print

Sign

Dixie Walker
Dixie Walker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1