

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
CHRISTOPHER WILSON GRAHAM
1414 WOODLANDS CIRCLE
HELENA, ALABAMA 35080

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20200610000234650
06/10/2020 09:08:42 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$309,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, CHARLES R. WILLIS AND SUSAN WILLIS, HUSBAND AND WIFE (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto CHRISTOPHER WILSON GRAHAM AND CRYSTAL JEANETTE GRAHAM (herein referred to as “Grantees”), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 243, ACCORDING TO THE FINAL PLAT THE WOODLANDS SECTORS 2, 4 AND 5, AS RECORDED IN MAP BOOK 29, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$232,125 OF THE PURCHASE PRICE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

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

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 8th day of JUNE, 2020.

Charles R Willis

CHARLES R. WILLIS

Susan Willis

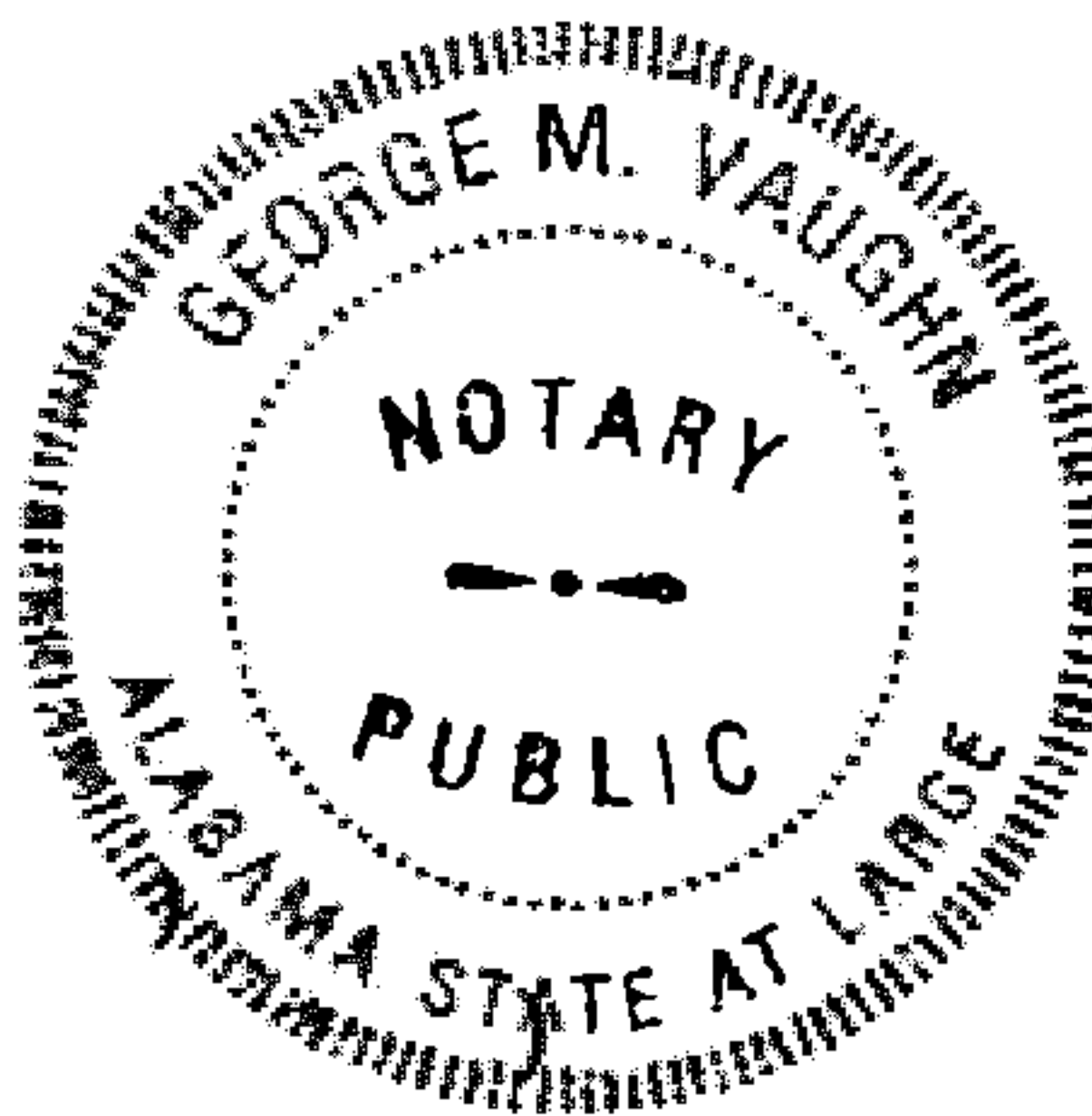
SUSAN WILLIS

20200610000234650 06/10/2020 09:08:42 AM DEEDS 2/3

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHARLES R. WILLIS, 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2020.



[Signature]

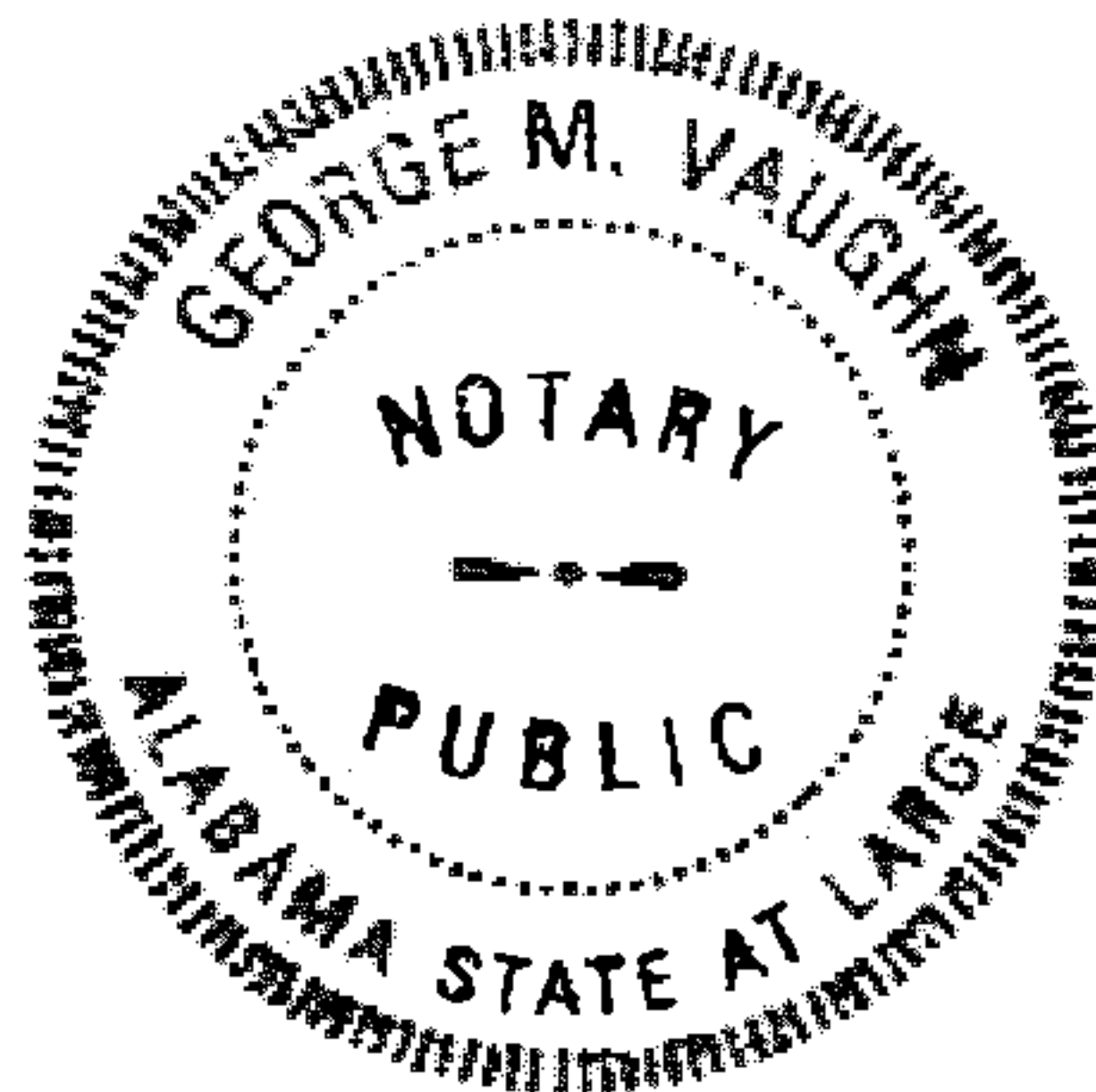
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SUSAN WILLIS 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2020.



[Signature]

Notary Public

My Commission Expires: 9/18/2021

Real Estate Sales Validation Form

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

Grantor's Name Charles R. Willis
 Mailing Address c/o George Vaughn
100 Old Towne Road S.W.
Birmingham AL 35216

Grantee's Name Christopher Grehan
 Mailing Address 1414 Woodlands Circle
Mobile AL 36680

Property Address 1414 Woodlands Circle
Mobile AL 36680

Date of Sale 6/8/2020
 Total Purchase Price \$ 309,500

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

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 6/8/2020

Print George Vaughn

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/10/2020 09:08:42 AM
 \$105.50 CHERRY
 20200610000234650

Allie S. Boyd