

Recording Requested By/Return to:
GERALD E. WALKER, II
112 KING CHARLES LANE
ALABASTER, AL 35007

20200706000278480
07/06/2020 03:26:46 PM
DEEDS 1/3

Send Tax Notices to:
GERALD E. WALKER, II,
112 KING CHARLES LANE
ALABASTER, AL 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Zero Dollars (\$0.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **GERALD E. WALKER, II, a single man** whose mailing address is 112 KING CHARLES LANE, ALABASTER, AL 35007 (herein referred to as grantors) do grant, bargain, sell and convey unto **GERALD E. WALKER, II, A SINGLE MAN AND GERALD E. WALKER, A MARRIED MAN,** (herein referred to as GRANTEES) as **joint tenants with right of survivorship**, the following described real estate situated in SHELBY, Alabama to-wit:

LOT 44, ACCORDING TO THE SURVEY OF SPRING GATE ESTATES, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II: A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE COMMON REAR LOT CORNER OF LOT 44 AND LOT 45, SPRING GATE ESTATES, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 23, SHELBY COUNTY, ALABAMA; THENCE S 88 DEG. 0520" E, 45.70 FEET; THENCE S 1 DEG -30' 21" E, 78.66 FEET; THENCE N 88 DEG-27' 54" W, 49.55 FEET TO A POINT ON THE REAR LOT LINE OF SAID LOT 44; THENCE N 1 DEG 8'- 39" E, 79.04' ALONG SAID REAR LOT LINE TO THE POINT OF BEGINNING.

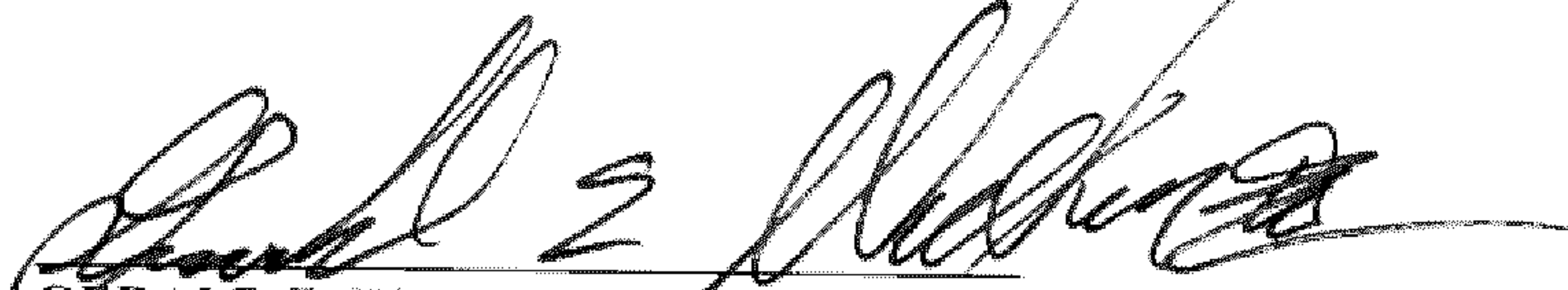
APN: 13-7-26-1-001-003.003

PROPERTY ADDRESS: 112 KING CHARLES LANE, ALABASTER, AL 35007

TO HAVE AND TO HOLD unto the said GRANTEES, as **joint tenants with right of survivorship**, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

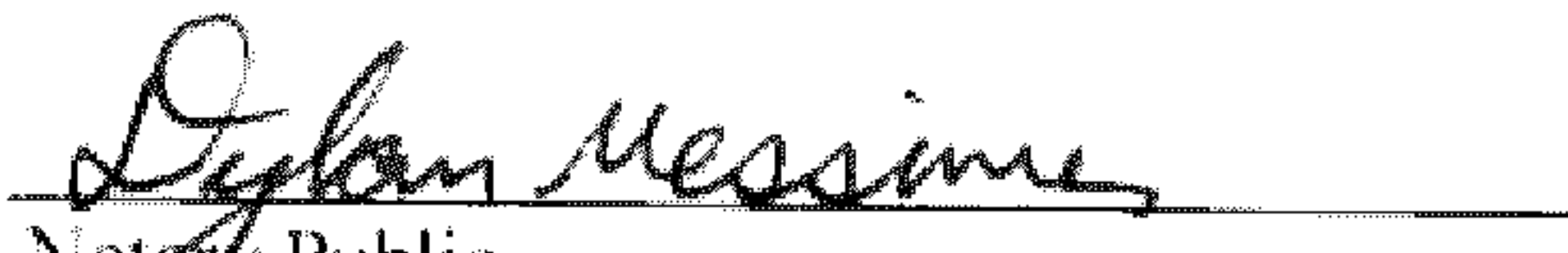
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that 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 persons.

WITNESS the hands and seal of said Grantor(s) this 26 day of April, 2020.


GERALD E. WALKER, II

STATE OF ALABAMA }
COUNTY OF Tuscaloosa } SS.

I, Dylan Messimer, a Notary Public, hereby certify that **GERALD E. WALKER, II** 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 this 26 day of April, 2020.


Notary Public

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022

Real Estate Sales Validation Form

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

Grantor's Name GERLAND E. WALKER II
Mailing Address 2804 1ST ST E
Tuscaloosa, AL, 35404

Grantee's Name Gerald E Walker II & GERALD E. WALKER
Mailing Address 2804 1ST ST E
Tuscaloosa, AL, 35404

Property Address 112 King Charles Lane
Alabaster, AL, 35007

Date of Sale 4/26/2020

Total Purchase Price \$

or Actual Value \$ Half of the Loan amount - \$87,200

or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2020 03:26:46 PM
\$115.50 CHERRY
20200706000278480

Chris S. Boyle

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 4/29/2020

Print CHRIS FORTE

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1