

THIS INSTRUMENT PREPARED BY:  
Emily Walker  
611 Whispering Pines Ln.  
Helena, Alabama 35080

SEND TAX NOTICE TO: Kevin and Emily Walker  
611 Whispering Pines Lane  
Helena, Alabama 35080

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of \$79,300.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**B. Edward Vining and spouse, Dian M. Vining, a married couple;**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Kevin Walker and spouse, Emily Walker, a married couple;**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:


SEE EXHIBIT "A"

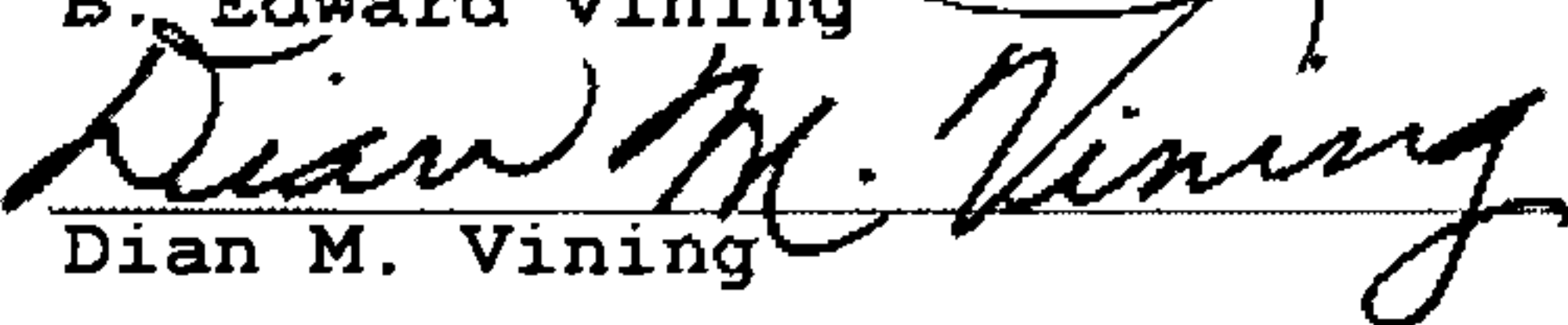
The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 for 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10<sup>th</sup> day of August, 2020.


  
B. Edward Vining

  
Dian M. Vining

STATE OF ALABAMA  
JEFFERSON COUNTY                      General Acknowledgment

I, Rhonda J. Wright, a Notary Public in and for said County and in said State, hereby certify that **B. Edward Vining and spouse, Dian M. Vining**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August A.D., 2020.

  
NOTARY PUBLIC

My Commission Expires: 9-6-22

**EXHIBIT "A"**

Lot 2, according to the Survey of Vining Farms, as recorded in Map Book 52, Page 78, in the Probate Office of Shelby County, Alabama.

ALSO:

Sixty foot wide easement for Ingress and Egress to this property the centerline of which is described as follows:

Commence at the northwest corner of the NE ¼ of the NE ¼ of Section 11, Township 21 South, Range 5 West, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 916.11' to the point of beginning, on the centerline, of the easement being described, said easement being thirty feet on each side of the following described centerline; Thence turn 121°26'42" left and run northeasterly 116.76' to a point; Thence turn 21°58'13" left and continue northeasterly 494.69' to a point; Thence turn 5°09'05" right and continue northeasterly 271.48' to a point; Thence turn 28°38'17" left and continue northeasterly 153.71' to a point; Thence turn 17°41'58" right and continue northeasterly 151.07' to a point on the south line of Lot 2 and the end of easement.

Real Estate Sales Validation Form

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

Grantor's Name B. Edward Vining Grantee's Name Kevin & Emily Walker  
Mailing Address 621 Whispering Pines Ln. Mailing Address 611 Whispering Pines Ln.  
Helena, AL 35080 Helena AL 35080

Property Address 611 Whispering Pines Ln. Date of Sale 8-10-20  
Helena, AL 35080 Total Purchase Price \$ 79,300.<sup>00</sup>  
or  
Actual Value \$ 79,300.<sup>00</sup>  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 8-11-20

Print B. Edward Vining

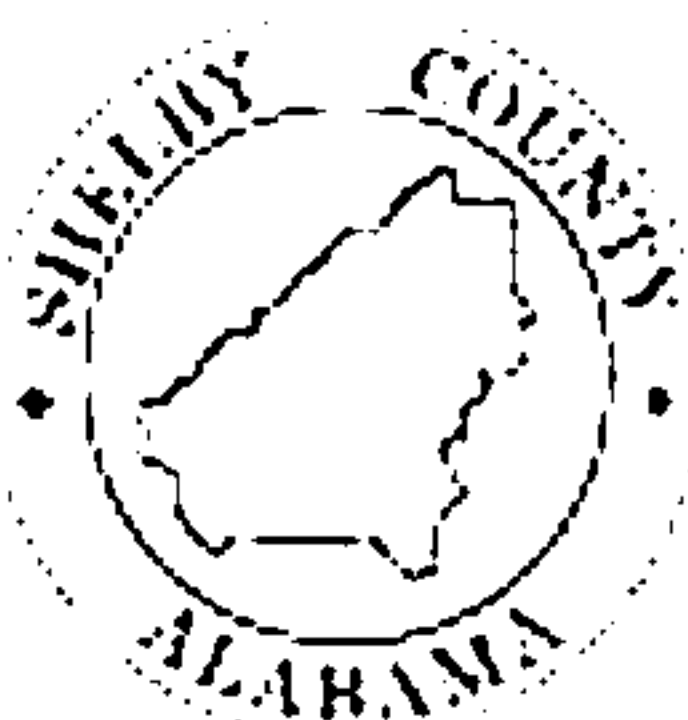
☐ Unattested

Sig B. Edward Vining

(verified by)

☒ 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  
08/11/2020 12:44:25 PM  
\$107.50 JESSICA  
20200811000343710

*Alvin S. Bayl*