



20210125000039700 1/4 \$74.00
 Shelby Cnty Judge of Probate, AL
 01/25/2021 12:43:11 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To Robert Dylan Powell Robin Michelle Powell 2033 Highview Way Calera, AL 35040
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STATE OF ALABAMA)
 :
 COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifteen Thousand and No/100 Dollars (\$215,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Thomas L. Walton and Catherine A. Walton, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert Dylan Powell and Robin Michelle Powell** (hereinafter referred to as GRANTEE), 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Legal Description attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$172,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the 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, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 provided, that GRANTORS have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Quannah McBride have hereunto set her hand and seal, this 4th day of December 2020.

Thomas L. Walton
Thomas L. Walton

Catherine A. Walton
Catherine A. Walton

✓THE STATE OF }
Alabama
COUNTY. Escambia

I, the undersigned, Quannah McBride, a Notary Public, in and for said State Alabama, hereby certify that Thomas L. Walton and Catherine A. Walton husband and wife whose names 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.

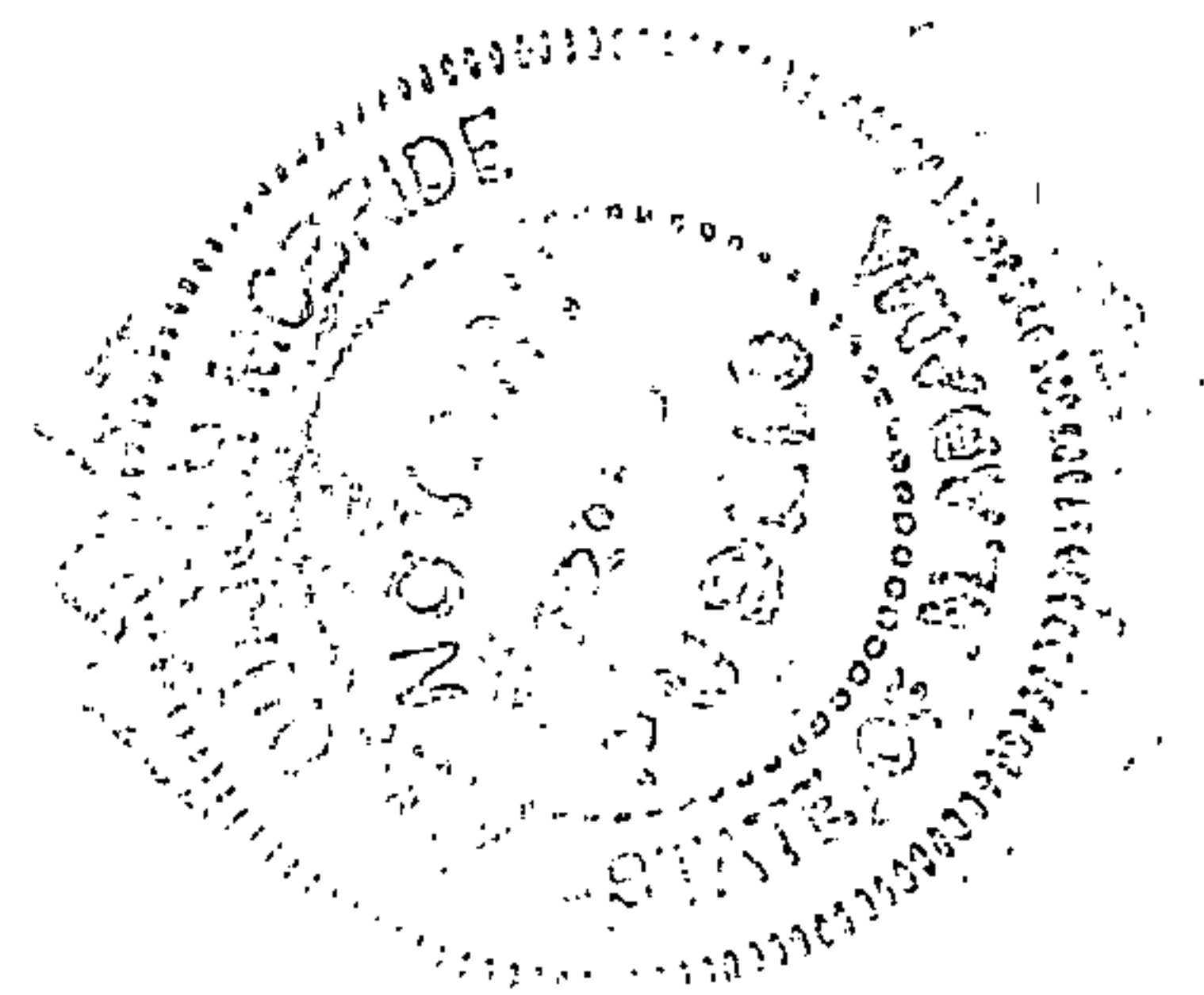
Given under my hand and official seal this the 4th day of December, 2020


Quannah McBride
Notary Public

MY COMMISSION EXPIRES
February 18, 2022

MR-K2-54447

This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137




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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 959, Final Plat of Waterford Highlands, Sector 4, Phase 2, according to the Plat thereof,
recorded in Map Book 36, Page(s) 15 A and B in the Probate Office of Shelby County, Alabama.



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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	Thomas L. Walton and Catherine A. Walton	Grantee's Name	Robert Dylan Powell Robin Michelle Powell
Mailing Address	<u>X 103 Fairway Dr.</u> <u>X Brewton, AL 36427</u>	Mailing Address	<u>2033 Highview Way</u> <u>Calera, AL 35040</u>
Property Address	<u>2033 Highview Way</u> <u>Calera, AL 35040</u>	Date of Sale	<u>January 19, 2021</u>
		Total Purchase Price	<u>\$ 215,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

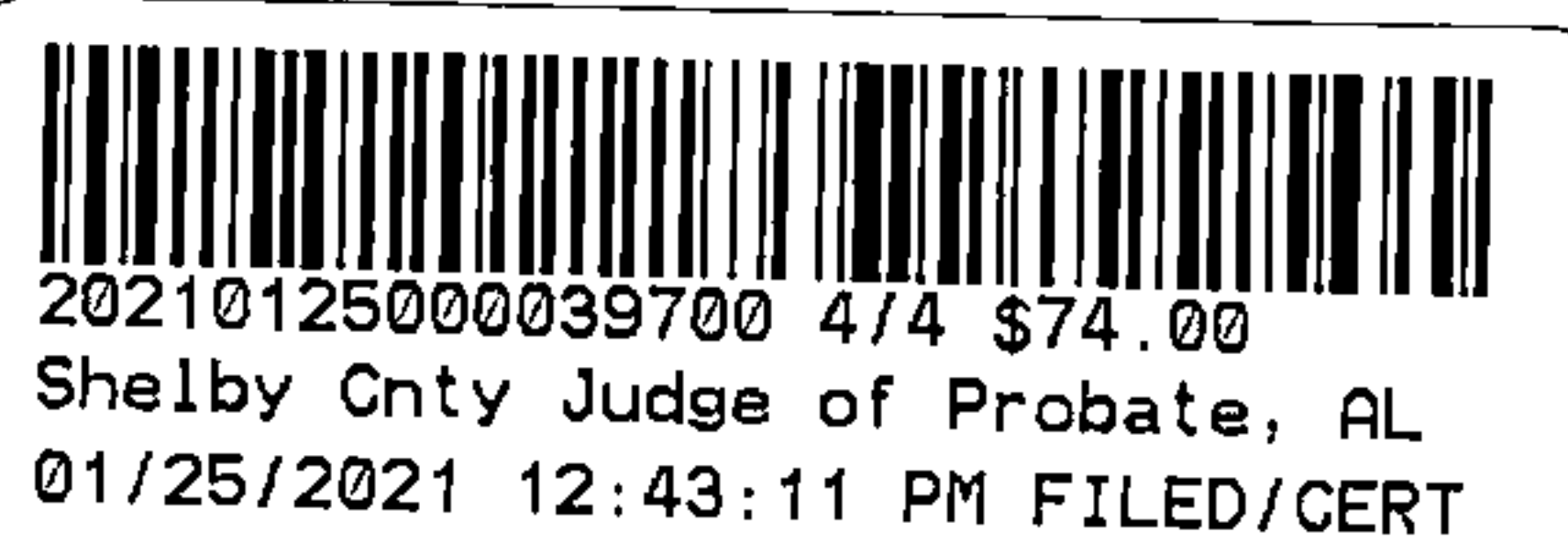
Date of Sale - the date on which interest to the property was conveyed.

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	<u>Settlement Date</u>	Print	<u>X Thomas L. Walton Catherine A. Walton</u>
	<u>Unattested</u>	Sign	<u>X Thomas L. Walton Catherine A. Walton</u>
			(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/25/2021
State of Alabama
Deed Tax: \$43.00

Form RT-1