

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Kevin Walker & Emily Walker
611 Whispering Pines Lane
Helena, AL 35080

State of Alabama
County of Shelby

20210219000085620
02/19/2021 03:18:17 PM
DEEDS 1/4

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kevin E. Walker and Emily V. Walker, married man and woman status] (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 25-1-02-0-000-003.000

Property Address: 611 Whispering Pines Lane, Helena, AL 35080

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$382,968.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of February, 2021.

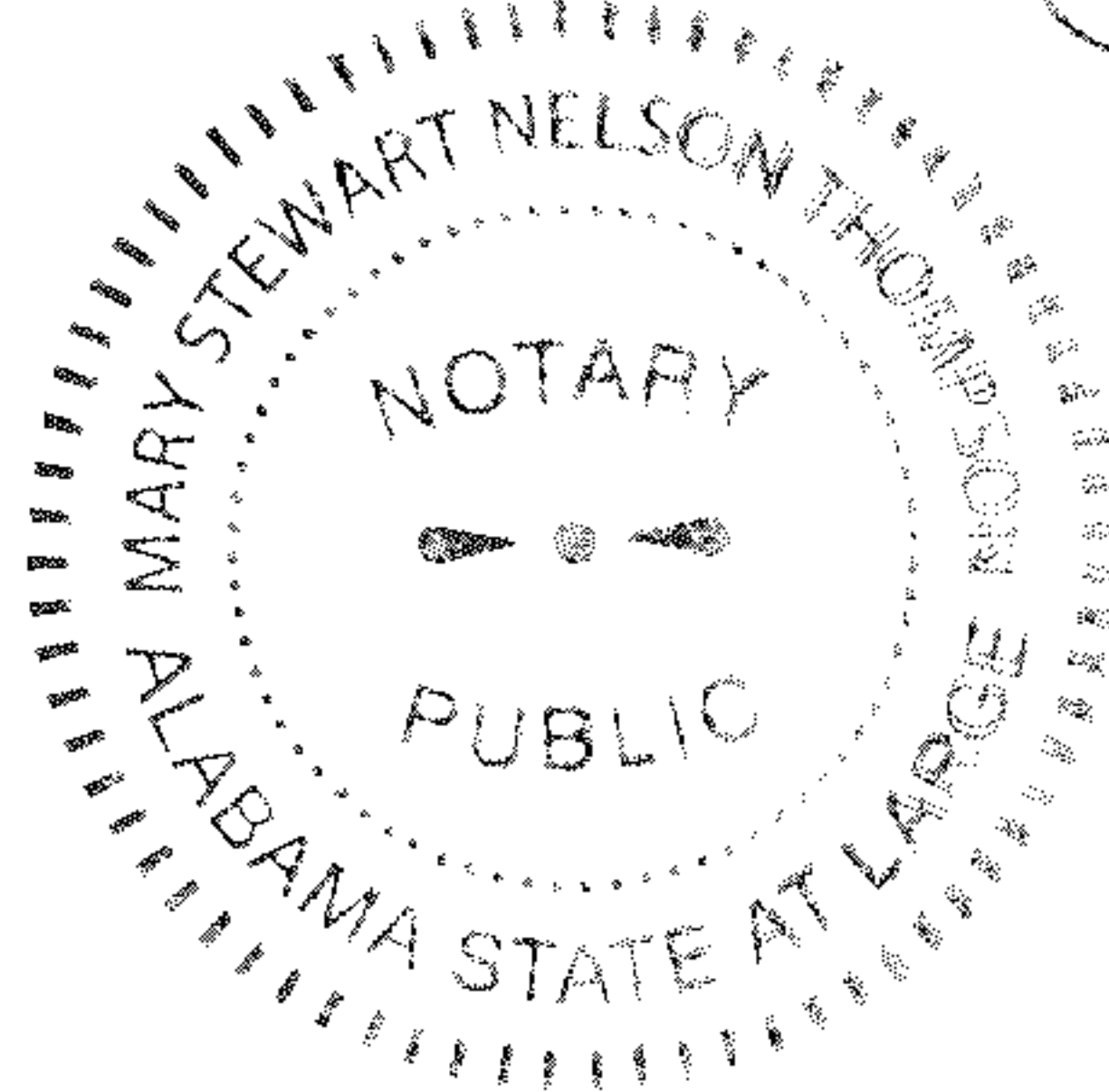

Wright Homes, Inc.

By: Richard Wright
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2021.



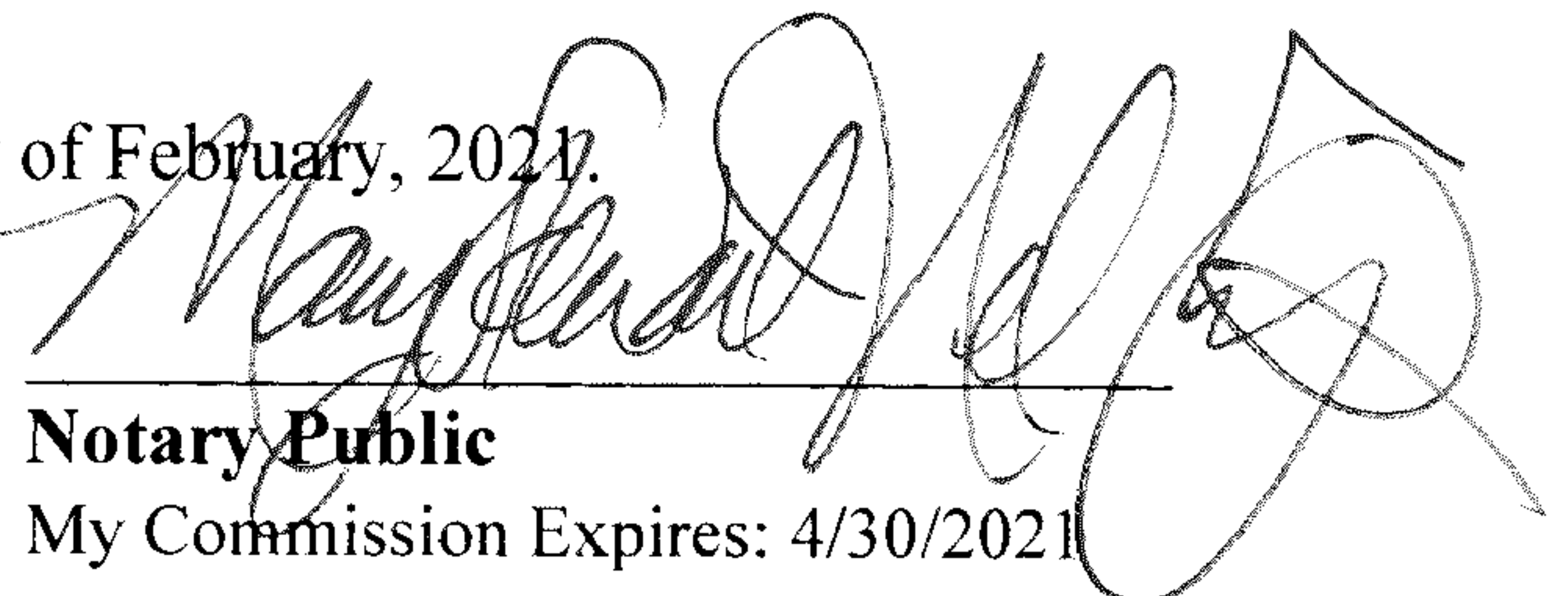

Notary Public
My Commission Expires: 4/30/2021

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 Wright Homes
 Mailing Address P.O. Box 429
McCalla AL 35111

Grantee's Name Kevin + Emily Walker
 Mailing Address 611 Whispering Pines Lane
Helena AL 35080

Property Address 611 Whispering Pines Lane
Helena AL 35080

Date of Sale 2-18-21
 Total Purchase Price \$ 577,968.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/19/2021 03:18:17 PM
 \$226.00 CHERRY
 20210219000085620

Ann S. Byrd

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 ☐ 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 2/18/21

Print Mary Stewart Nelson Thompson

Sign

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one