

201400665

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantors' Names:	Bryan Keith Tippit Jean D. Tippit	Grantees' Names:	Timothy A. George Tena M. George
Mailing Address:	209E Virginia Ave. Bonifay, FL 32425	Mailing Address:	30965 Wellington Ct. Spanish Fort AL 36527
Property Address:	30965 Wellington Court Spanish Fort, Alabama 36527	Date of Sale:	11/21/14
		Purchase Price:	\$ 235,000.00

The purchase price or actual value claimed on this instrument 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 _____

1487307

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration herein to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, BRYAN KEITH TIPPIT and JEAN D. TIPPIT, husband and wife, (hereinafter referred to as "GRANTORS") do hereby GRANT, BARGAIN, SELL and CONVEY unto TIMOTHY A. GEORGE and TENA M. GEORGE, husband and wife, (hereinafter referred to as "GRANTEES"), as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of them, the remainder to the survivor of said Grantees, in fee simple, forever, together with every contingent remainder and right of reversion, the following described real property situated in Baldwin County, Alabama, to-wit:

LOT 15, WAKEFIELD, UNIT III (AMENDED FINAL PLAT) AS RECORDED
IN SLIDE NO. 1423B IN THE OFFICE OF THE JUDGE OF PROBATE,
BALDWIN COUNTY, ALABAMA.

This conveyance is subject to all easements, matters of zoning, setback line requirements, reservations and restrictions which are of public record in the office of the Probate Judge of Baldwin County, Alabama, to any present encroachments thereon, if any, and to the lien of real property taxes hereinafter falling due. All recording references herein refer to the Judge of Probate's Office of Baldwin County, Alabama, unless otherwise noted.

FURTHER SUBJECT TO THE FOLLOWING:

1. Prior leases, grants, sales, exceptions, or reservations of minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all mining and other rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 12:34 PM
DEED TAX \$ 47.00
TOTAL \$ 62.00
3 Pages

Mortgage Recorded Simultaneously

2. Restrictive covenants as contained in instrument by Elon Development Corp. dated August 3, 1993, and recorded in Miscellaneous Book 15, Page 68-74 and amended in Miscellaneous Book 75, Page 1550 and further amended in Miscellaneous Book 76, Page 1037, and any further amendments thereto, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States code, or (b) relates to handicap, but does not discriminate against handicapped persons.

3. Terms and conditions contained in Articles of Incorporation and By-Laws of Wakefield Homeowner's Association, Inc., dated April 8, 1995, and recorded in Miscellaneous Book 82, Pages 1664 et seq.

4. Reservation of 1/2 oil, gas, and other minerals, and all rights in connection therewith as contained in deed from Mattie Lou Ennis to Mart L. Aust, Jr. and Michael W. Ponder dated June 4, 1968 and recorded in Deed Book 385, Page 550.

5. Building setback lines and drainage and utility line easements and all matters as shown on the recorded plat of said subdivision.

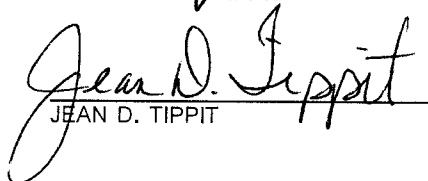
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common with equal interests during the period of their concurrent lives, and, upon the death of either of them, the remainder to the survivor of said Grantees, and to the heirs and assigns of said survivor, together with every contingent remainder and right of reversion, in fee simple, forever.

AND, except as to taxes hereafter falling due, which are assumed by the Grantees and except as to the above-mentioned exceptions, we, the Grantors, do, for ourselves and for our heirs, administrators, and executors, hereby covenant with the said Grantees, the survivor of said Grantees, their heirs and assigns, that we are seized in fee simple of said premises; that said property 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, the survivor of said Grantees, their heirs and assigns forever, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 21 day of November, 2014.


BRYAN KEITH TIPPIT (SEAL)

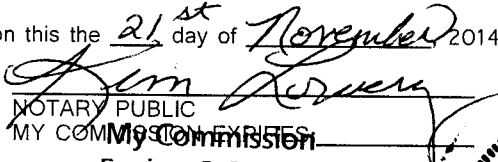

JEAN D. TIPPIT (SEAL)

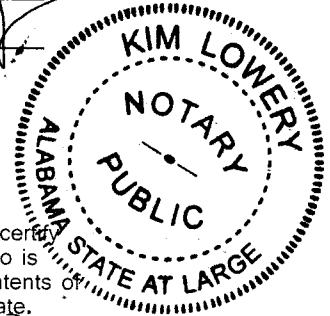
STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned Notary Public, in and for said State and County, hereby certify that BRYAN KEITH TIPPIT, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 21st day of November, 2014.

(SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES:
Expires 3-3-2015

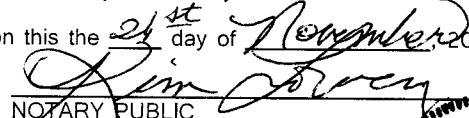


STATE OF ALABAMA
COUNTY OF BALDIWN

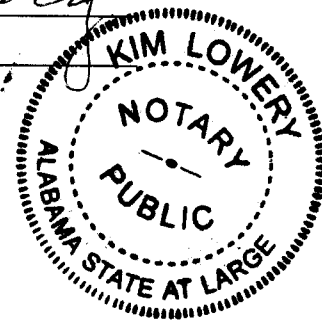
I, the undersigned Notary Public, in and for said State and County, hereby certify that JEAN D. TIPPIT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 21st day of November, 2014.

(SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES:

My Commission
Expires 3-3-2015



THIS INSTRUMENT PREPARED BY:

DAVID VAUGHN, ESQ.
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Daphne, Alabama 36526
(251) 626-2688