

20140312000068680 1/5 \$53.00
Shelby Cnty Judge of Probate, AL
03/12/2014 09:59:39 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

Trevor P. Kesler

Kristal Kesler

4001 Fallston Drive
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Five Thousand And 00/100 Dollars (\$135,000.00) to the undersigned Grantor, Household Finance Corporation of Alabama, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Trevor P. Kesler, and Kristal Kesler, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 326, according to the survey of Old Cahaba, Oak Ridge Sector, First Addition, as recorded in Map Book 25, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis Pendens 2, Page 165..
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.
5. Mineral and mining rights as recorded in Volume 6, Page 164.
6. Terms, provisions covenants, conditions, restrictions, easement, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Number 1999-11122.
7. Declaration of Protective Covenants as recorded in Instrument Number 999-11122, In the Probate Office of Shelby County, Alabama.
8. Sink Hole Exception as shown by Instrument # 1999-11122 in the probate office of Shelby County, Alabama.
9. Covenants and agreements relating to roadway easement recorded in Volume 133, Page 277 in the Probate Office of Shelby County, Alabama.
10. Timber Deed recorded in instrument # 1997-28869 in the probate office of Shelby County, Alabama.
11. Right of Way to Bell-South Mobility, recorded in Instrument # 1998-26454 in the Probate Office of Shelby County, Alabama.
12. Building Lines, rights of ways, covenants, conditions, restrictions, reservations and limitations affecting the land.
13. 20 foot building line, as shown on recorded map.
14. 10 foot easement on rear and 7.5 foot easement on Northeast, as shown by recorded map.

Restrictions as shown on recorded plat.

\$ 108,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

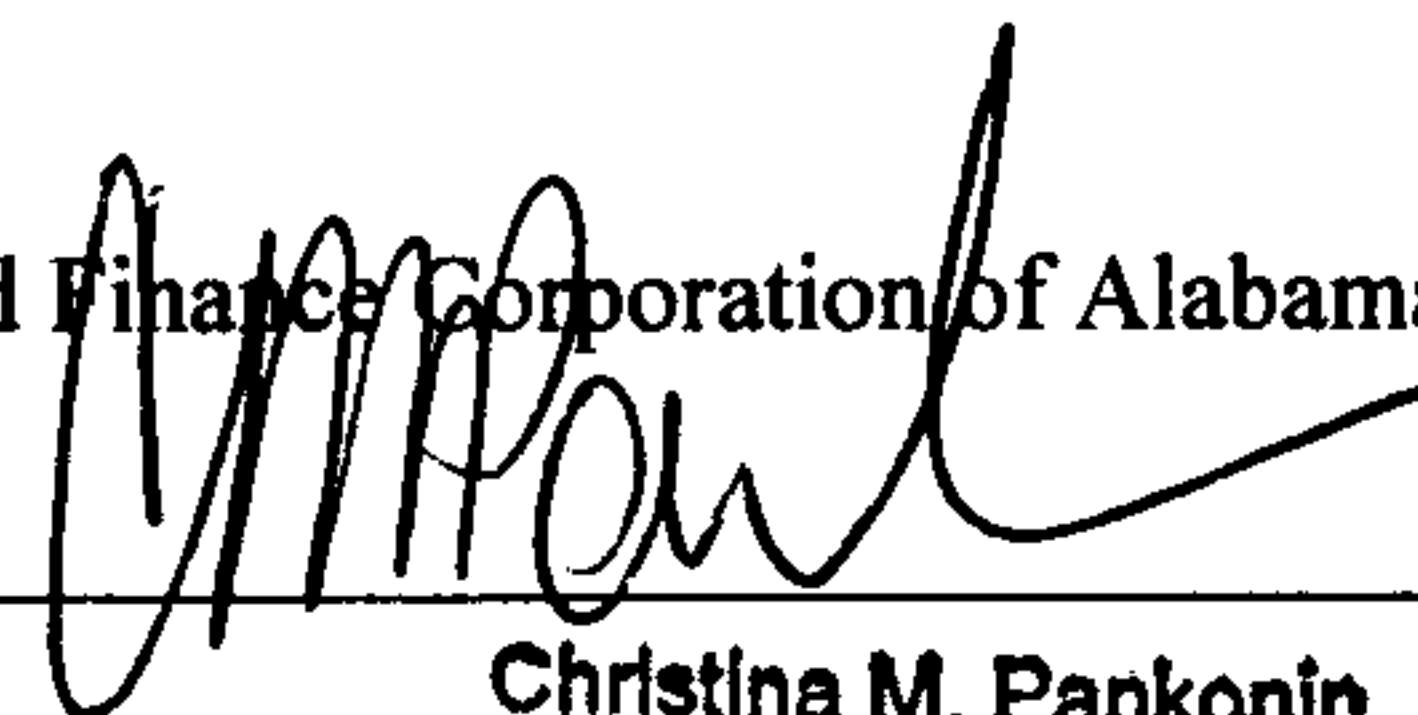
Shelby County, AL 03/12/2014
State of Alabama
Deed Tax: \$27.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of February, 2014.


Household Finance Corporation of Alabama

by, _____

Its _____



Christina M. Pankonin
Vice President and Asst. Secretary
Administrative Services Division


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State of California

County of _____

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or *the*
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is
true and correct.

Witness my hand and official seal.

Signature _____ (Seal)

2014-000023

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On FEB 17 2014, before me, S. Reissman Notary Public
(Here insert name and title of the officer)

personally appeared _____ Christina M. Pankonin _____,

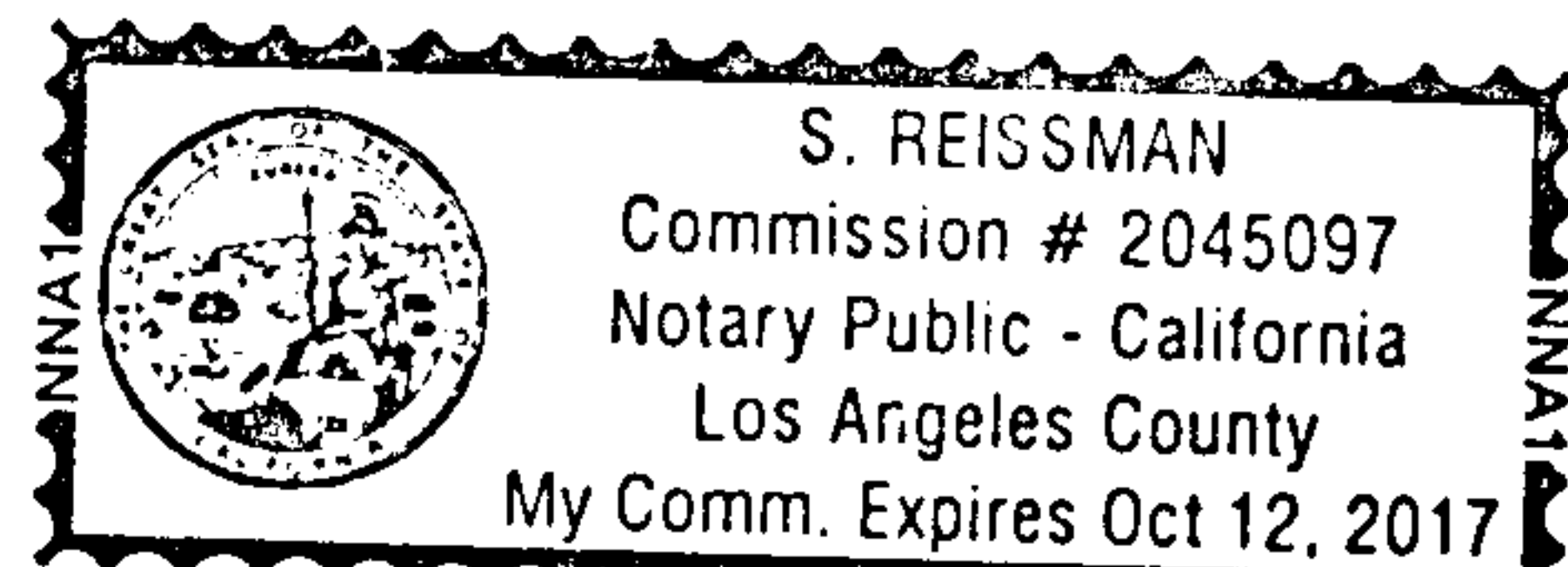
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



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ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: Household Financial Corporation of Alabama Grantee Name: Trevor P. Kesler
Mailing Address: 4001 Fallis Dr, Helena, AL 35080
Mailing Address: 1664 Old Cahaba Court Helena, AL 35080
Property Address: 1664 Old Cahaba Court Helena, Alabama, 35080
Date of Sale: March 7th, 2014
Total Purchase Price: \$135,000

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
XX 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 Section 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 Section 40-22-1 (h).

Date: March 7th, 2014

Print:

Trevor + Kristal Kesler

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one

Kristal Kesler

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