

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Matthew J. Rose
606 Cahaba Manor Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Eight Thousand And No/100 Dollars (\$88,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Abby B. Killian, formerly known as Abby Lynn Boyles, and husband, Henry Samuel Killian, Jr., (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew J. Rose (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


Lot 4, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

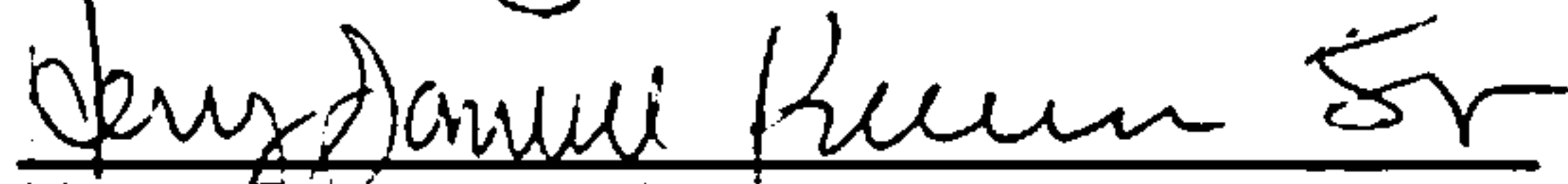
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighty-Six Thousand Four Hundred Six And No/100 Dollars (\$86,406.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 28, 2014.

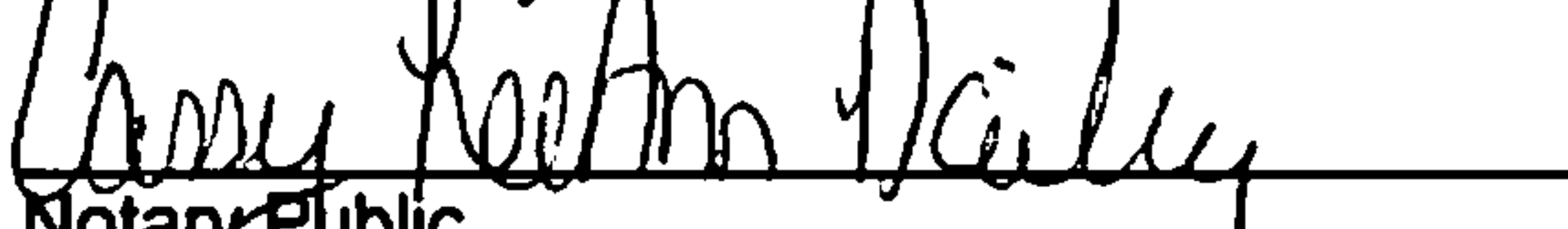

Abby B. Killian

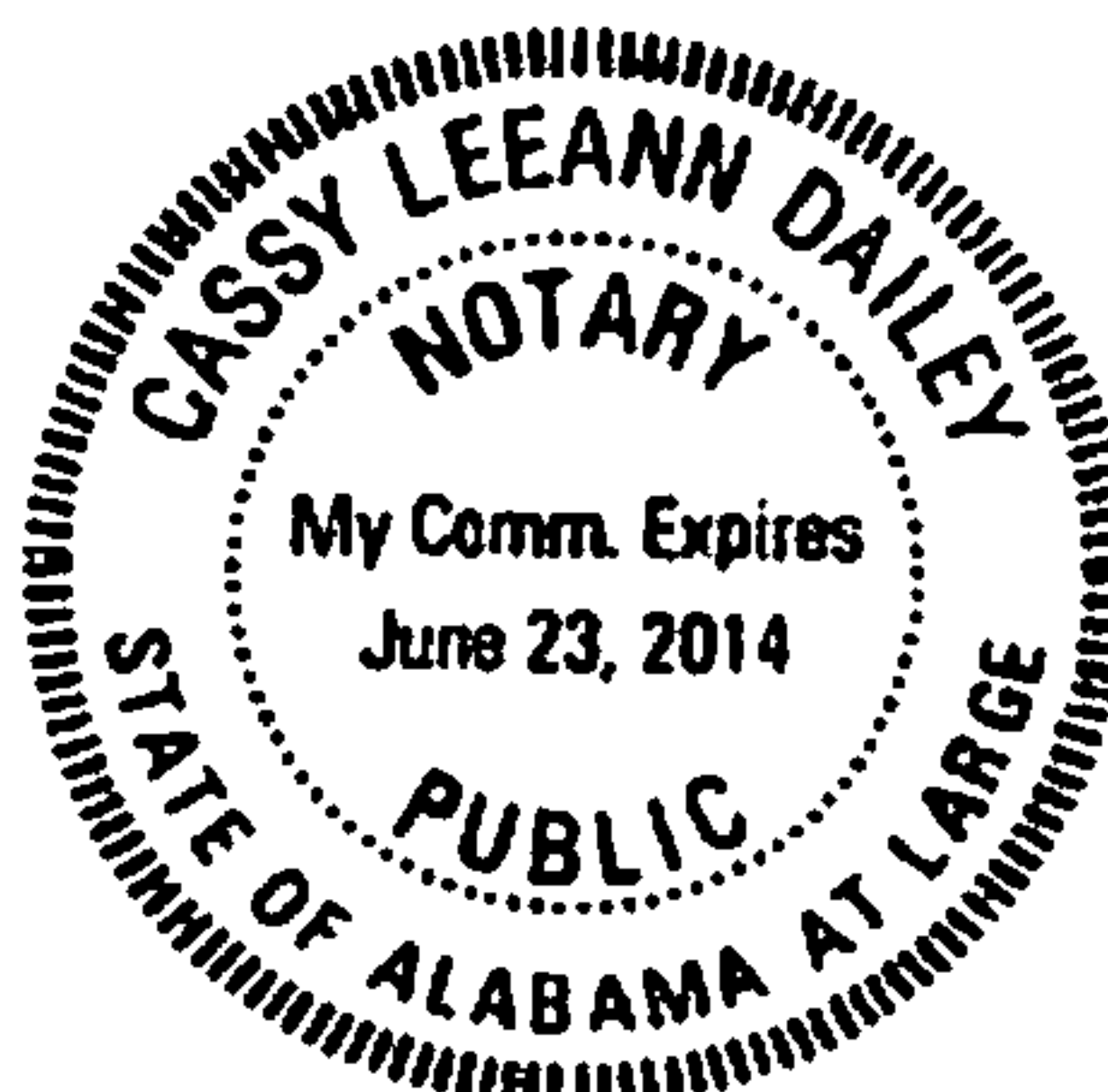

Henry Samuel Killian, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Abby B. Killian and Abby Lynn Boyles, 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, they executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of May, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Abby B. Killian

Grantee's Name Matthew J. Rose

Mailing Address 606 Cahaba Manor Lane
Pelham, AL 35124Mailing Address 3021 Chace Lake Drive
Pelham, AL 35124Property Address 606 Cahaba Manor Lane
Pelham, AL 35124

Date of Sale May 28, 2014

Total Purchase Price \$88,000.00

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 - Abby B. Killian, 606 Cahaba Manor Lane, Pelham, AL 35124.

Grantee's name and mailing address - Matthew J. Rose, 3021 Chace Lake Drive, Pelham, AL 35124.

Property address - 606 Cahaba Manor Lane, Pelham, AL 35124

Date of Sale - May 28, 2014.

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.

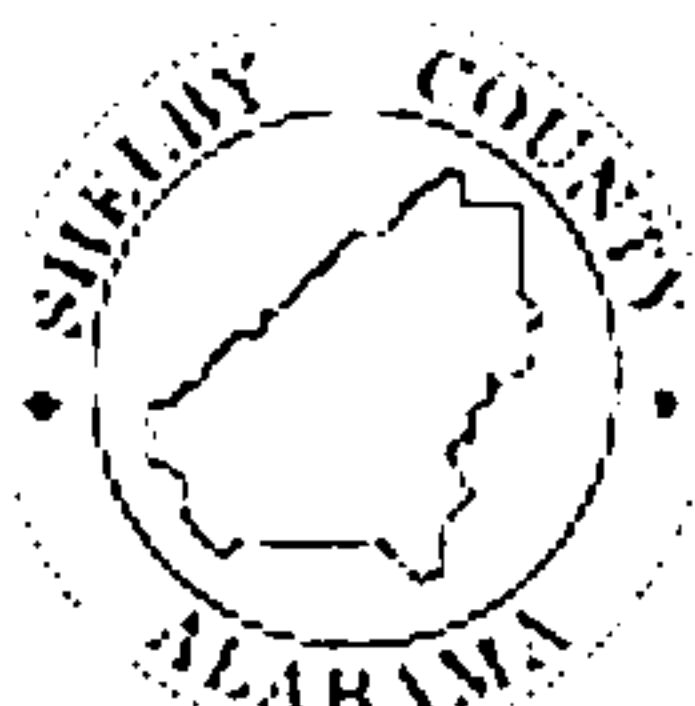
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be 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: May 28, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2014 01:24:45 PM
\$19.00 KELLY
20140602000164870