

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*

**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**Casa Kidd Realty, LLC**  
**1668 Klein Road**  
**Harpersville, AL 35078**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWENTY NINE THOUSAND SEVEN HUNDRED FORTY DOLLARS and NO/100 (\$129,740.00)**, and other good and valuable consideration, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Dickson Kidd and Sharon Kidd, husband and wife*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Casa Kidd Realty, LLC*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***Lot 316, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, Page 51 A & B & C, in the Probate Office of Shelby County, Alabama.***

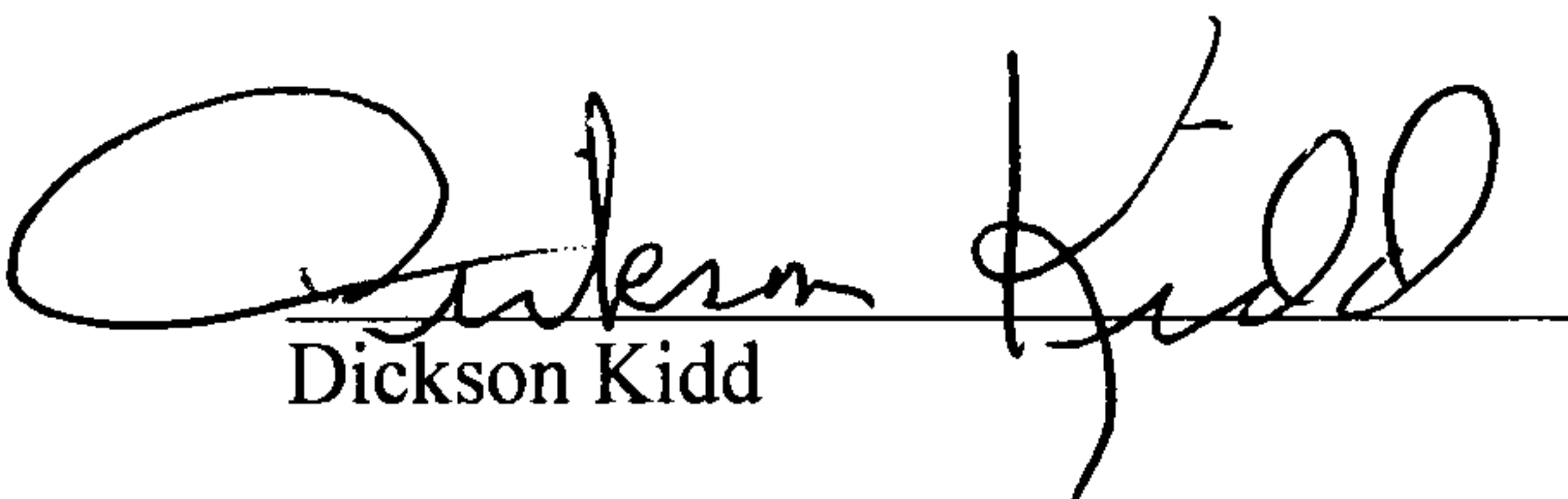
**SUBJECT TO:**

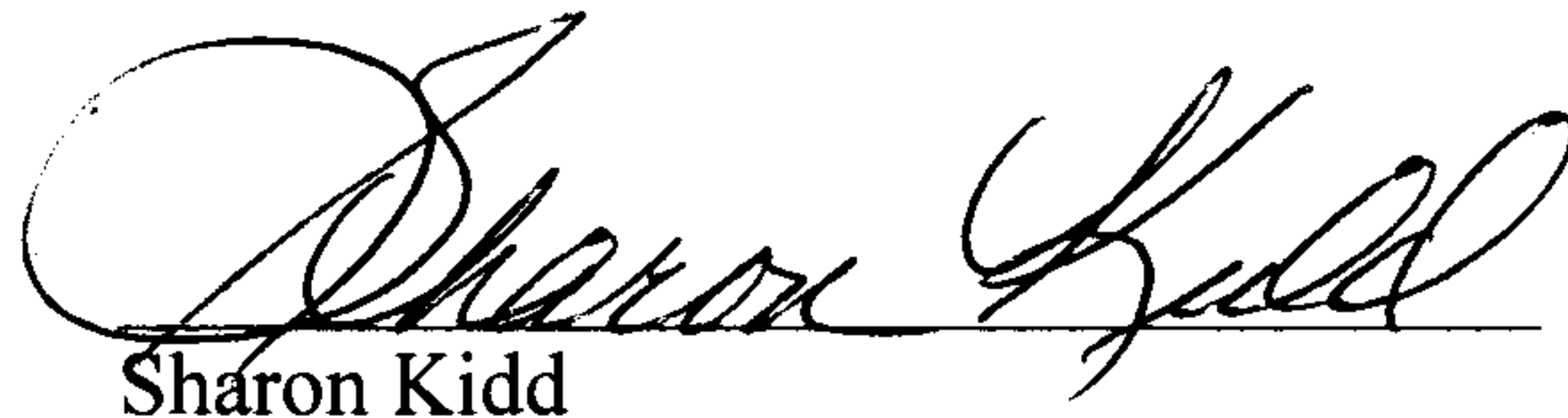
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of June, 2016.

  
Dickson Kidd

  
Sharon Kidd

Shelby County, AL 07/01/2016  
State of Alabama  
Deed Tax: \$130.00

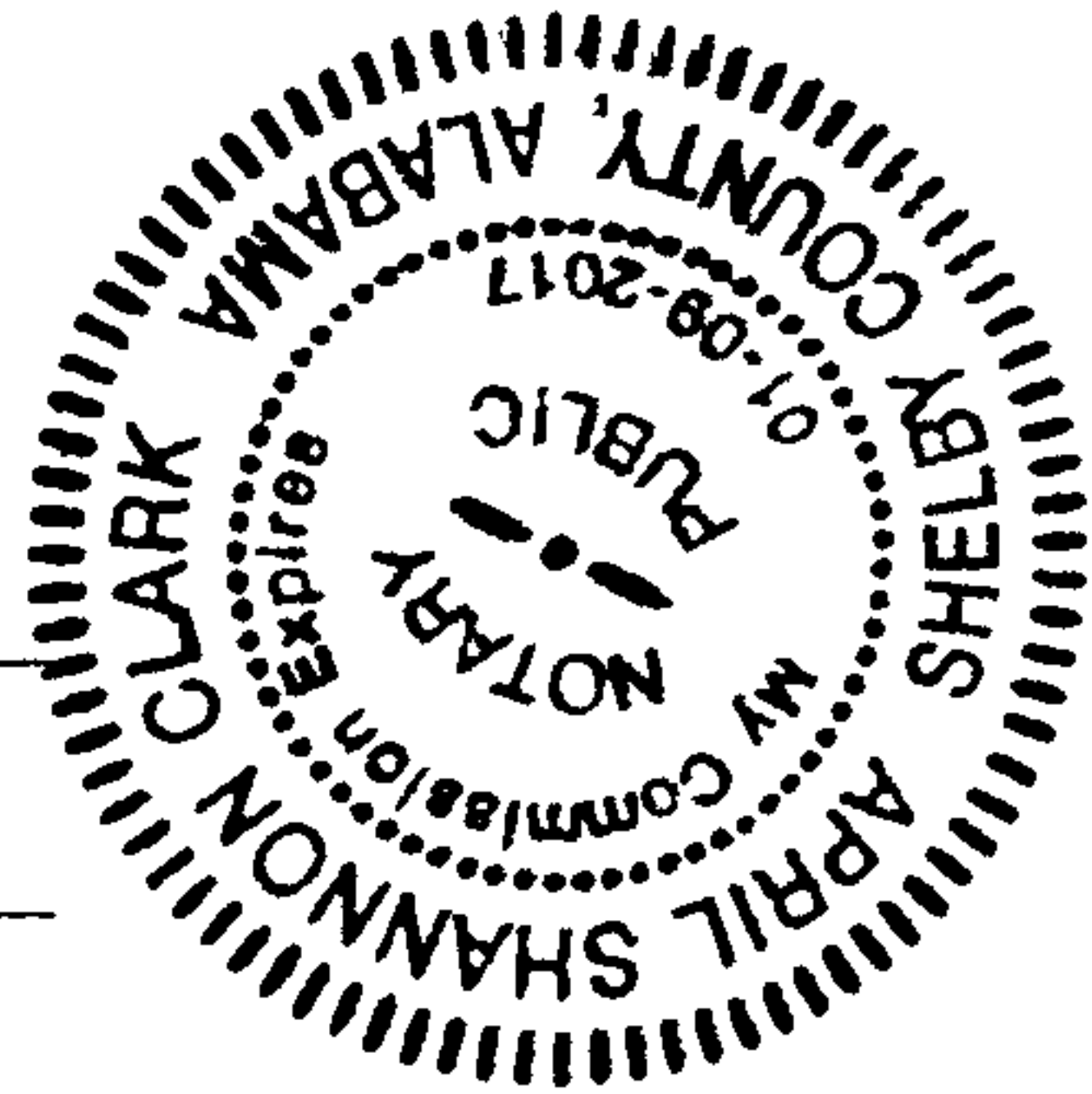
  
20160701000229100 1/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
07/01/2016 09:35:41 AM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dickson Kidd**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of June, 2016.

April Clark  
Notary Public  
My Commission Expires: 1-9-2017



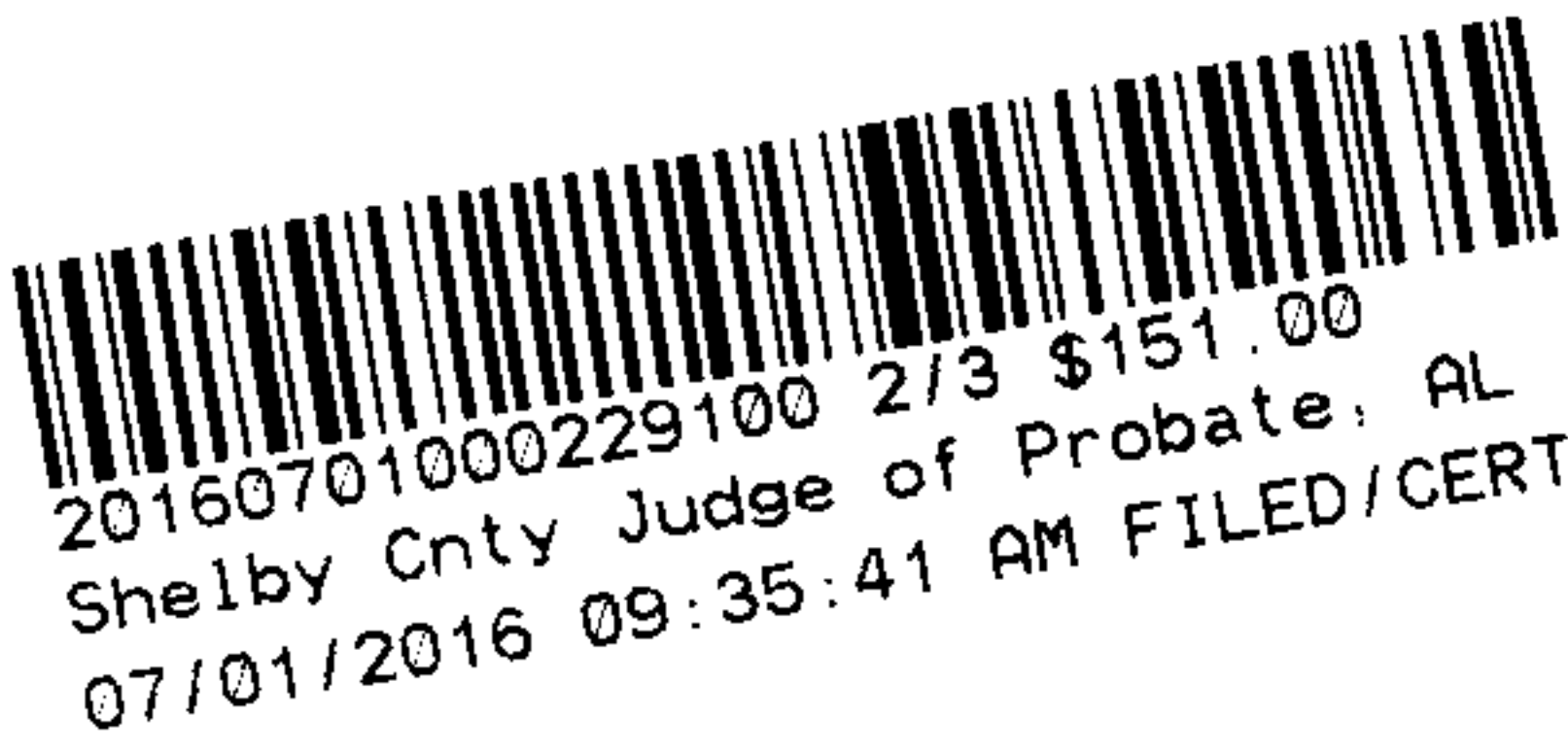
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sharon Kidd**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of June, 2016.

Kelli Foster  
Notary Public  
My Commission Expires: \_\_\_\_\_

**KELLI FOSTER**  
Notary Public - Alabama State at Large  
My Commission Expires 1/14/2017





Real Estate Sales Validation Form

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

Grantor's Name Dickson Kidd  
Mailing Address Sharon Kidd

1668 Klein Rd  
Harpersville, AL 35078

Grantee's Name Casa Kidd Realty, LLC  
Mailing Address 1668 Klein Rd

Harpersville, AL 35078

Property Address 681 Mostellers  
Shelby, AL 35143

Date of Sale 6-29-16

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessors Market Value \$ 129,740.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other  
tax value

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 recording.

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 evidence 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 estimated 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 6-29-16

Print Dickson Kidd

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested AL  
(verified by)



20160701000229100 3/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
07/01/2016 09:35:41 AM FILED/CERT