



20161117000422880 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/17/2016 11:03:08 AM FILED/CERT

This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Diane L. Crooks
422 Tocoa Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventeen Thousand Nine Hundred and No/100 Dollars (\$117,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JOHN K. FULLER AND KELLY K. FULLER, HUSBAND AND WIFE** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **DIANE L. CROOKS** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 5, according to the Survey of Tocoa Parc Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama.

NOTE: \$114,363.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: \$5,000.00 of the purchase price is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: This property is the same property conveyed from Terry L. Turner, a single individual and Julie A. Curry, a married person to John K. Fuller and wife, Kelly K. Fuller and Susan C. Krug, a married person, dated January 17, 2003, and recorded on January 22, 2003 in Instrument No. 20030122000041330 and Corrected by that Corrected Joint Survivorship Deed on January 17, 2003 and recorded on March 5, 2003 at Deed Card 200303050000133950, in the Office of the Judge of Probate of Shelby County, Alabama

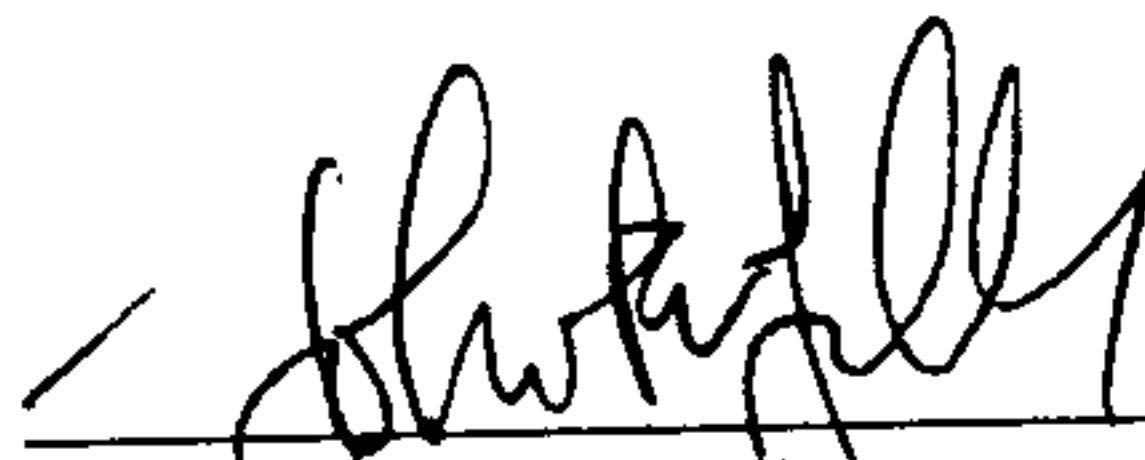
NOTE: This property is the same property being conveyed from Susan C. Krug, a single individual ("Grantor") to John K. Fuller and Kelly K. Fuller, husband and wife ("Grantee") by that certain Quit Claim Deed from Grantor to Grantee dated May 24, 2009 and recorded on May 27, 2009 in Instrument No. 20090527000200200, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, his/ her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of November, 2016.

WITNESS:

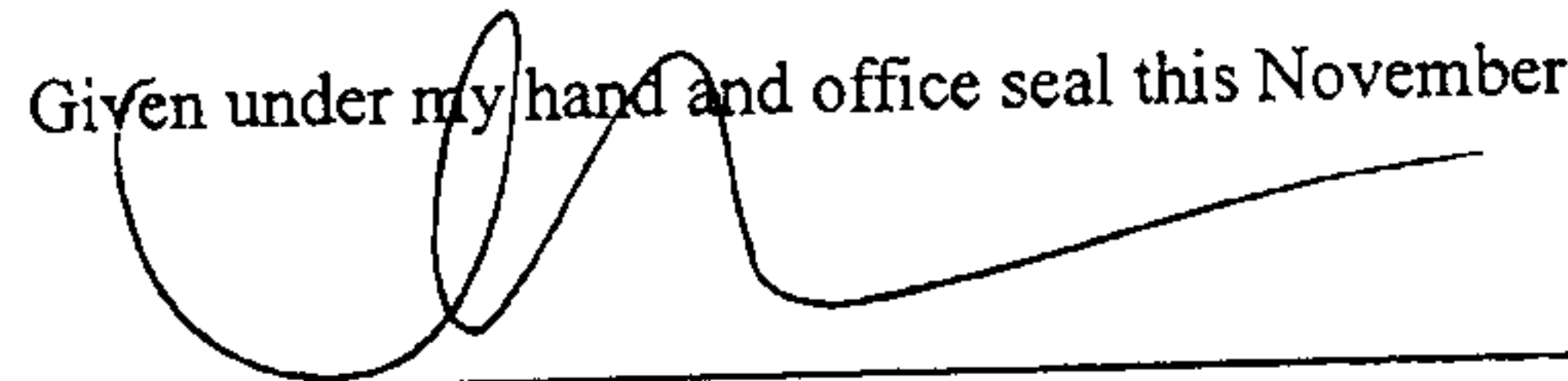

JOHN K. FULLER


KELLY K. FULLER


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John K. Fuller and Kelly K. Fuller, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this November 14, 2016.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2019


20161117000422880 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/17/2016 11:03:08 AM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-2-...

| | | | |
|-------------------------|---|-----------------------------------|------------------------------------|
| Grantor's Name | John K. Fuller Kelly K. Fuller | Grantee's Name | Diane L. Crooks |
| Mailing Address | 2211 Bark Circle Birmingham, AL 35244-8293 | Mailing Address | 422 Tocoa Road Helena, AL 35080 |
| Property Address | 422 Tocoa Road Helena, AL 35080 | Date of Sale | November 14, 2016 |
| | | Total Purchase Price | \$117,900.00 |
| | | 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)

| | | | |
|-------------------------------------|-------------------|--------------------------|-------------|
| <input type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Appraisal |
| <input checked="" type="checkbox"/> | Sales Contract | <input type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | 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 November 14, 2016

Unattested

Print John K. Fuller

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

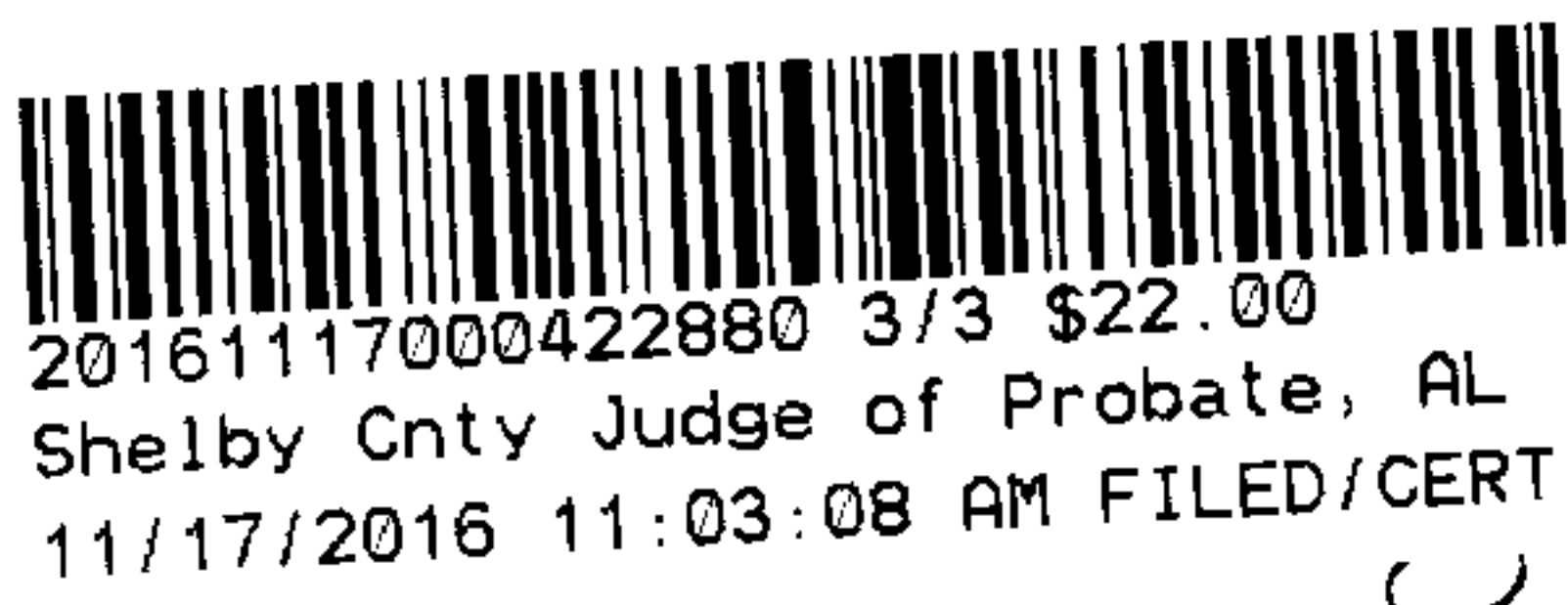
Date November 14, 2016

Unattested

Print Kelly K. Fuller

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



[Signature]