


Prepared By and Return To:
Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
17-00160-RET

Send Property Tax Notice to:
Leslie Webb
2048 Kensington Court
Calera, AL 35040


20170831000319220 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/31/2017 03:10:44 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Michael Booker and Danielle Nichole Booker, a married couple

For and in consideration of the sum of ONE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED Dollars (\$164,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Leslie Webb

the Grantor, do hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Statutory Warranty Deed Joint Tenants with Rights of Survivorship recorded on May 6, 2008 at Instrument # 20080506000185540, Shelby County, Alabama Office of the Judge of Probate.

The subject property is the homestead of the Grantor and his spouse.

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his heirs and assigns, hereby covenant with said Grantee, her heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 24th day of

August, 20 17.


Michael Booker


Danielle Nichole Booker

STATE OF

Georgia

COUNTY OF

Chatham

Iris Beecher Smith, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Michael Booker is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this

29th

day of

August

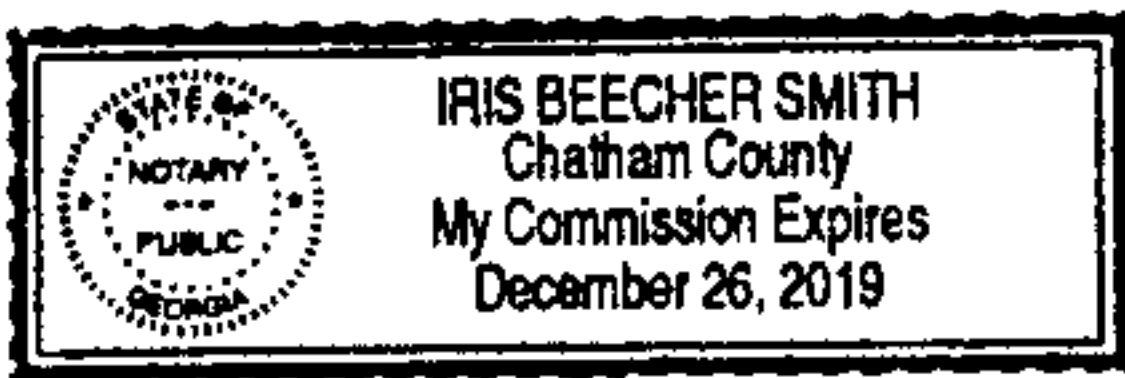
2017

Iris Beecher Smith

Notary Public

My Commission Expires: 12-26-2019

[Notary Seal]



STATE OF

Georgia

COUNTY OF

Chatham

Iris Beecher Smith, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Danielle Nichole Booker is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this

29th

day of

August

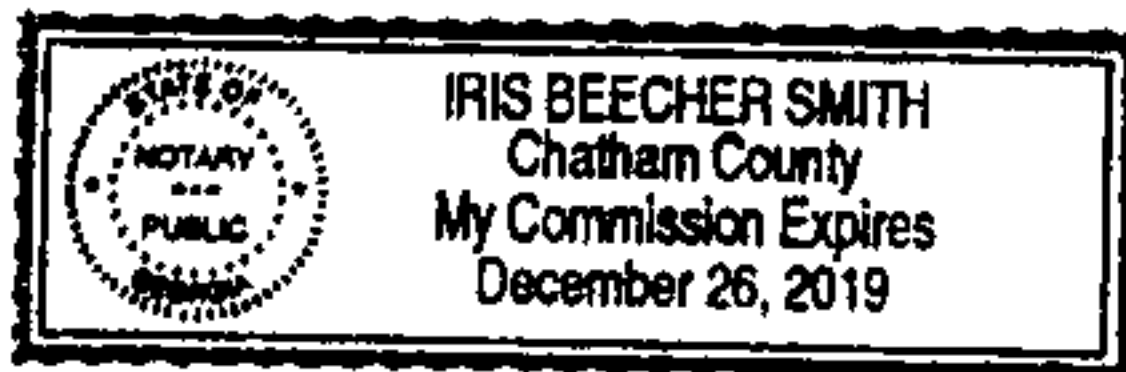
2017

Iris Beecher Smith

Notary Public

My Commission Expires: 12-26-2019


[Notary Seal]



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Exhibit "A"

Lot 13, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, page 147, in the Probate Office of Shelby County, Alabama.


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REAL ESTATE SALES VALIDATION FORM
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Michael Booker and Danielle Nichole Booker
Mailing Address: 257 Shady Oak Circle
Richmond Hill GA
31324

Grantee's Name: Leslie Webb
Mailing Address: 2048 Kensington Court
Calera, AL 35040

Property Address:
2048 Kensington Court
Calera, AL 35040

Date of Sale: 8-25-17
Total Purchase Price: \$164,900.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 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 is 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: 8-28-17

Unattested
Verified by:

Print: Access Title Group, LLC

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

FORM RT-1



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