

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Jason Robert Hill
Junie P. Richard
4011 Kenley Way
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County



20171006000365410 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/06/2017 12:41:33 PM FILED/CERT

That in consideration of the sum of **One Hundred Ninety Three Thousand Dollars and No Cents (\$193,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Gary L. King and Jane L. King, husband and wife, whose mailing address is 233 Fairview Circle, Montevallo, AL 35115** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Jason Robert Hill and Junie P. Richard, whose mailing address is 4011 Kenley Way, Birmingham, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, the address of which is **245 West Willow Circle, Calera, AL 35040**; to wit:

LOT 40, ACCORDING TO THE SURVEY OF MARENGO SUBDIVISION, SECTOR 2, AS RECORDED IN MAP BOOK 26, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$197,149.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 90.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 90.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2000, Page 1164 in the Probate Office of Shelby County, Alabama.

Transmission Line Permits to Alabama Power Company recorded in Deed Book 121, page 464, Deed Book 188, page 43 and Deed Book 80, page 195.

Easements to South Central Bell recorded in Instrument #1999-38301 through 38310, inclusive.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 144, Page 193 and 196.

Building setback line of 35 feet reserved from West Willow Circle as shown by recorded plat.

Easements as shown by recorded plat, including 20 foot irregular easement through lot.

Real Estate Sales Validation Form

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

Grantor's Name	Gary L. King Jane L. King	Grantee's Name	Jason Robert Hill Junie P. Richard
Mailing Address	233 Fairview Circle Montevallo, AL 35115	Mailing Address	4011 Kenley Way Birmingham, AL 35242
Property Address	245 West Willow Circle Calera, AL 35040	Date of Sale	October 05, 2017
		Total Purchase Price	\$193,000.00
		or	
		Actual Value	_____
20171006000365410		10/06/2017 12:41:33 PM DEEDS 3/3or	
		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 of 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 October 05, 2017


Print ~~Gary L. King~~ Benjamin V. Blackerby

Unattested

BND
(verified by)

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

Form RT-1

Filed and Recorded

 20171006000365410 3/3 \$22.00
 Shelby Cnty Judge of Probate, AL
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State Judge,
[Signature]