

20210913000443800
09/13/2021 09:37:01 AM
DEEDS 1/6

Commitment Number: AL21104141

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. File Number: AL21104141.

After Recording, Send To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
106140002129000

SPECIAL/LIMITED WARRANTY DEED

Kevin D. Barnes and Cameron L. Barnes, a married couple, and **Julius E. Jordan**, a married man, as joint tenants with right of survivorship, hereinafter grantors, whose tax-mailing address is **3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Kevin D. Barnes and Cameron L. Barnes**, a married couple, hereinafter grantees, whose tax mailing address is **3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT E, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, PHASE THREE, AS RECORDED IN MAP BOOK 8, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

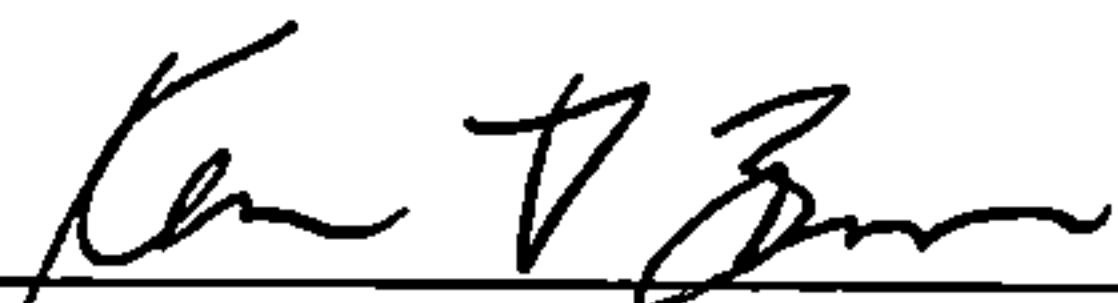
Property Address is: 3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242

Prior instrument reference: **20150814000283150**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 26, 2021 :


Kevin D. Barnes

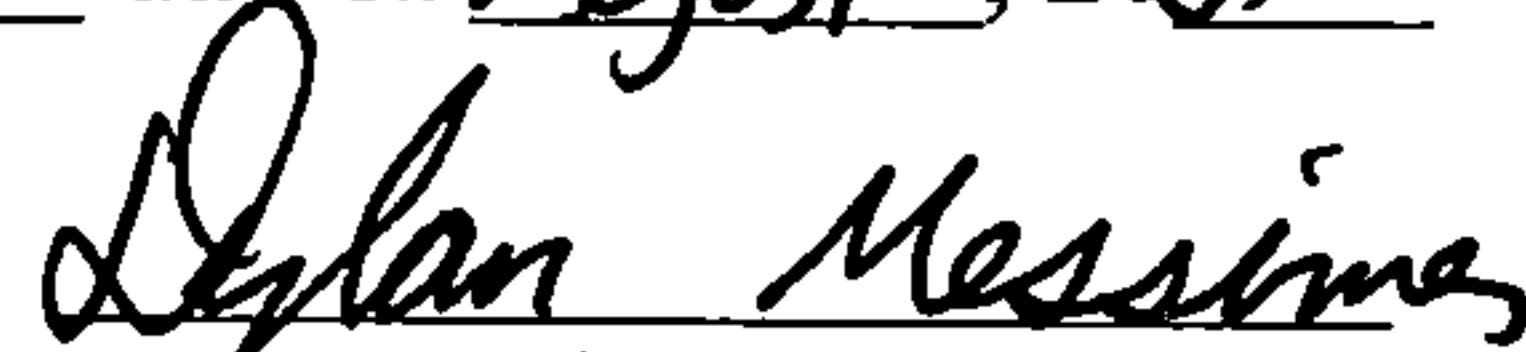

Cameron L. Barnes

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Kevin D. Barnes** and **Cameron L. Barnes** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 26 day of August, 2021

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022


Notary Public

Executed by the undersigned on August 25, 2021 :

Julius E. Jordan

Julius E. Jordan

STATE OF Florida
COUNTY OF Escambia

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Julius E. Jordan** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 25 day of Aug, 2021

Jayne M. Ingram
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	Kevin D. Barnes, Cameron L. Barnes and Julius E. Jordan	Grantee's Name	Kevin D. Barnes and Cameron L. Barnes
Mailing Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242	Mailing Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242
Property Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242	Date of Sale	8/26/2021
		Total Purchase Price	\$1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 99,333.33

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 8-26-2021

Print Kevin D Barnes CAMERON L. BARNES

Sign [Signature] [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 09:37:01 AM
\$137.50 KIMBERLY
20210913000443800

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name	Kevin D. Barnes, Cameron L. Barnes and Julius E. Jordan	Grantee's Name	Kevin D. Barnes and Cameron L. Barnes
Mailing Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242	Mailing Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242
Property Address	3129 SUNNY MEADOWS LN BIRMINGHAM, AL 35242	Date of Sale	8/26/2021
		Total Purchase Price	\$1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 298,000

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 8-25-21

Print Julius E Jordan

Unattested _____
 (verified by)

Sign Julius E Jordan
 (Grantor/Grantee/Owner/Agent) circle one