

Prepared By:
Scott Smith
1100 Azie Morton Road, #1105
Austin, Texas 78704

Grantee's Address:
Kalmer D. Hendry and Laura B. Hendry
1036 Caribbean Circle
Alabaster, AL 35007

APN: **23-2-10-1-007-016.000**
Transfer Tax Due: **\$232.00**

WARRANTY DEED

THAT I, **Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust** ("Grantor"), common law Trust located at 1100 Azie Morton Road, #1105, Austin, Texas 78704, for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Scott Royal Smith, Trustee of the **Kalmer D. Hendry and Laura B. Hendry** ("Grantee"), **husband and wife**, whose address is **1036 Caribbean Circle, Alabaster, AL 35007**, all of the following described real property, situated in the City of **Alabaster**, County of **Shelby**, State of Alabama, to wit:

Lot 6, in Block 2, according to the Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Source of Title: Recorded on 02/13/2023, Office of the Judge of Probate of Shelby County, Alabama, Document No. 20230213000036840.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth or of record, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors, and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is **not** the homestead of the Grantor.

Real Estate Sales Validation Form

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

Grantor's Name Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust
Mailing Address 1100 Azie Morton Road, #1105
Austin, Texas 78704

Grantee's Name Kalmer Delton Hendry and Laura Beth Hendry
Mailing Address 1036 Caribbean Circle
Alabaster, Alabama 35007

Property Address 1036 Caribbean Circle
Alabaster, Alabama 35007

Date of Sale
Total Purchase Price \$ 0.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2023 09:20:04 AM
\$261.00 JOANN
20230927000288750

or
Actual Value \$
or
Assessor's Market Value \$ 232,000.00

The purchase price or actual value claimed on ... 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
XX Other Assessor's Record

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 09/22/2023

Print Scott Royal Smith, Trustee of the 1036 Caribbean Circle Trust

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one