20060210000069020 1/3 $105.00
Shelby Cnty Judge of Probate,AL
02/10/2006 11:48:43AM FILED/CERT

RECORDING COVERSHEET
(ALABAMA)

WARRANTY DEED

Value of Property: $ 88,000.00

Transfer Tax: $ 88.00

Property Address: 731 Cahaba Manor Trail
Pelham, AL 35124-1551

PREPARED BY: Bjarne R. Kristensen
731 Cahaba Manor Trail
Pelham, AL 35124-1551

MAIL TAX STATEMENTS TO: Bjarne R. Kristensen
731 Cahaba Manor Trail
Pelham, AL 35124-1551

RETURN TO: LENDERS FIRST CHOICE
RECORDING DEPT.
3850 ROYAL AVENUE
SIMI VALLEY, CA 93063

DEAL NUMBER: 61-8007618

APN# 131122002003025

RECORDING REQUESTED BY
Alliance Title Company
~~AND WHEN RECORDED MAIL TO~~

Name BJARNE R KRISTENSEN
Street Address 731 CAHABA MANOR TRL
City,State Zip PELHAM, AL 35124-1551

Order No. 61-00623806

20060210000069020 2/3 $105.00
Shelby Cnty Judge of Probate,AL
02/10/2006 11:48:43AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of PELHAM
Conveyance Tax is **$\{*0.00*\}**
Parcel No. **131122002003025**

Documentary Transfer Tax is **$\{*0.00*\} NO CONSIDERATION**
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale
THE UNDERSIGNED
Declarant or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bjarne R. Kristensen

hereby GRANT(s) to

Bjarne R. Kristensen, Trustee of the Bjarne R. Kristensen Revocable Living Trust dated April 7, 2005

the following real property in the city of **PELHAM**

county of **SHELBY**, state of **ALABAMA**:

LOT 20, AND THE SOUTH, 5.0 FEET OF LOT 21, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, SECONDS ADDITION AS RECORDED IN MAP BOOK 7, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA. SUBJECT TO TAXES, EASEMENT AND RESTRICTIONS OF RECORD. AND AS FURTHER CONSIDERATION THE GRANTEE HEREIN EXPRESSLY ASSUME AND PROMISE TO PAY THAT CERTAIN MORTGAGE TO JOHNSON & ASSOCIATES MORTGAGE CO. AS RECORDED IN MORTGAGE BOOK 393, PAGE 51, AND ASSIGNED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION IN MISC. BOOK 31, PAGE 422 AND MISC. VOL. 31, PAGE 639, IN SAID PROBATE OFFICE, ACCORDING TO THE TERMS AND CONDITIONS OF SAID MORTGAGE AND THE INDEBTEDNESS THEREBY SECURED. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 131122002003025; SOURCE OF TITLE IS BOOK 332, PAGE 812 (RECORDED 05/13/81)

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

Dated: **November 16, 2005**

STATE OF ALABAMA
COUNTY OF SHELBY } S.S.

Bjarne R. Kristensen

Bjarne R. Kristensen

On _____ before me,
Attached

a Notary Public in and for said County and State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Signature_____

(This area for official notorial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name | Street Address | City & State

20060210000069020 3/3 $105.00
Shelby Cnty Judge of Probate,AL
02/10/2006 11:48:43AM FILED/CERT

Shelby County, AL 02/10/2006
State of Alabama

Deed Tax:$88.00

State of Alabama
County of Jefferson

On May 23 2005, **before me, THE UNDERSIGNED, personally appeared** B. SARNE B. Kristensen

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/s whose name/s is/are subscribed to be the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature/s on the instrument the person/s, or the entity upon behalf of which the person/s acted, executed the instrument.

WITNESS my hand and official seal.

X Debra E. Holston
My Commission Expires
4-30-2008
Debra E. Holston