

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Carol A. Kinnaird
216 Crest Lake Drive
Birmingham, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$170,700.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Susan M. McDonald, James M. Monteith, Bre L. Blackwell, and Walter O. Monteith, heirs of the ESTATE OF EVELYN RATLIFF MONTEITH, Probate Case No. 2010-00047, Shelby County, Alabama** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **CAROL A. KINNAIRD** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 44, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate office of Shelby County, Alabama.

\$119,490.00 of the purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are 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, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of September, 2012.

Susan M. McDonald
SUSAN M. McDONALD
By and through her attorney in fact
WALTER O. MONTEITH

By and through her
attorney in fact
Walter O. Monteith


James M. Monteith
JAMES M. MONTEITH
By and through his attorney in fact
WALTER O. MONTEITH

By and through his
attorney in fact
Walter O. Monteith

Bre L. Blackwell
BRE L. BLACKWELL
By and through his attorney in fact
WALTER O. MONTEITH

By and through her
attorney in fact
Walter O. Monteith

Walter O. Monteith
WALTER O. MONTEITH


20121004000381010 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
10/04/2012 02:33:21 PM FILED/CERT


STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WALTER O. MONTEITH, as attorney in fact for SUSAN M. McDONALD, JAMES M. MONTEITH, and BRE L. BLACKWELL, and WALTER O. MONTEITH**, whose names are signed to the foregoing conveyance as attorney in fact and individually, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, in such capacity as attorney in fact and individually, executed the same voluntarily and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of September, 2012.

NOTARY PUBLIC
My commission expires:

**MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-15-14**


20121004000381010 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
10/04/2012 02:33:21 PM FILED/CERT

Shelby County, AL 10/04/2012
State of Alabama
Deed Tax:\$51.50

Real Estate Sales Validation Form


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

Grantor's Name ESTATE OF EVELYN BATTLE MONTEIN Grantee's Name CAROL A. KINNAIRD
 Mailing Address 216 CREST LAKE DRIVE Mailing Address 216 CREST LAKE DRIVE
BIRMINGHAM, AL 35244 BIRMINGHAM, AL 35244
 Property Address 216 CREST LAKE DRIVE Date of Sale 9/28/12
BIRMINGHAM, AL 35244 Total Purchase Price \$ 170,700.00
 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


 20121004000381010 3/3 \$69.50
 Shelby Cnty Judge of Probate, AL
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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).

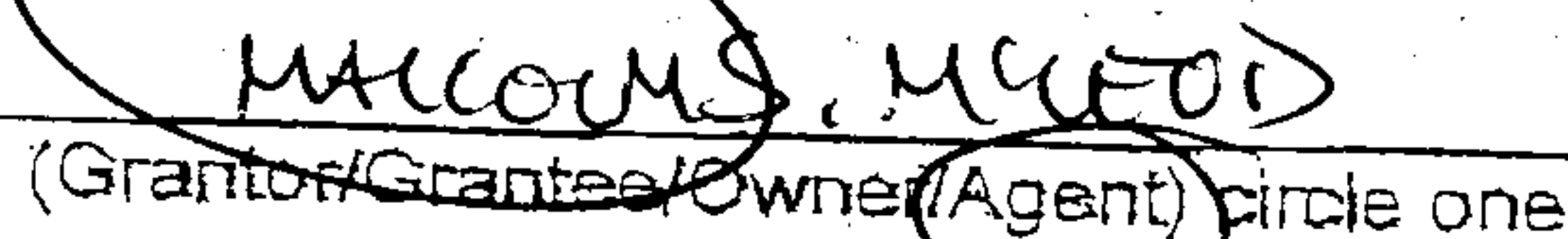
Date 10/1/12

Print _____

Unattested


 (verified by)

Sign _____


 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

My Commission Expires
 3/8/14