



20121105000425130 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
11/05/2012 03:39:57 PM FILED/CERT

File: Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice To:
Charles G. Kessler, Jr.
3505 Bent River Road
Birmingham, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and NO/100 Dollars (\$150,000.00) to the undersigned Grantor,

New Centennial Realty Co., LLC,
an Alabama Limited liability company, (herein referred to as Grantor),

in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA
Equity Trust Company being a South Dakota corporation,
(herein referred to as Grantee, whether one or more),

the following described real estate, situated in Shelby County, Alabama to wit:

Lots 11 and 12, according to the Final Plat of Cross Creek Subdivision, as recorded
in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

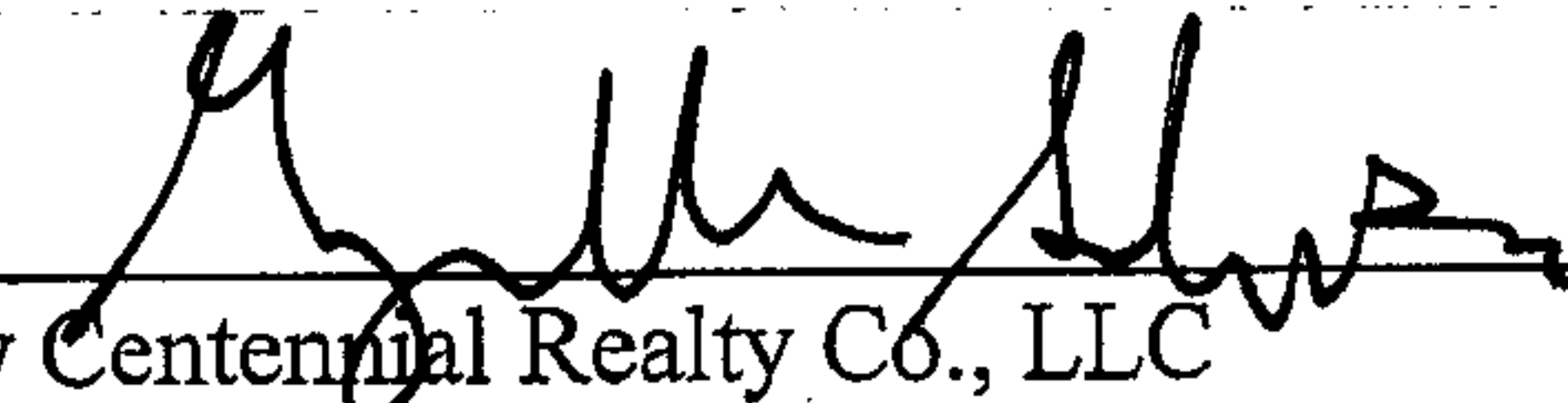
None of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.


TO HAVE AND HOLD to the said Grantee, its heirs, successors and assigns forever.

And said New Centennial Realty Co., LLC does for itself, its successors and assigns, covenant with the said Grantee, its heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto caused the signatures and seals of the entirety of its Members to be set hereto, and the same shall be effective as of this 17th day August, 2012.

GRANTOR

 (SEAL)
New Centennial Realty Co., LLC
By: Gary Edward Smith, II
Its: Member

 (SEAL)
New Centennial Realty Co., LLC
By: New Centennial Realty Co., Inc.
By: Gary Edward Smith, II
Its:

(Constituting the entirety of the Members of the Company.)

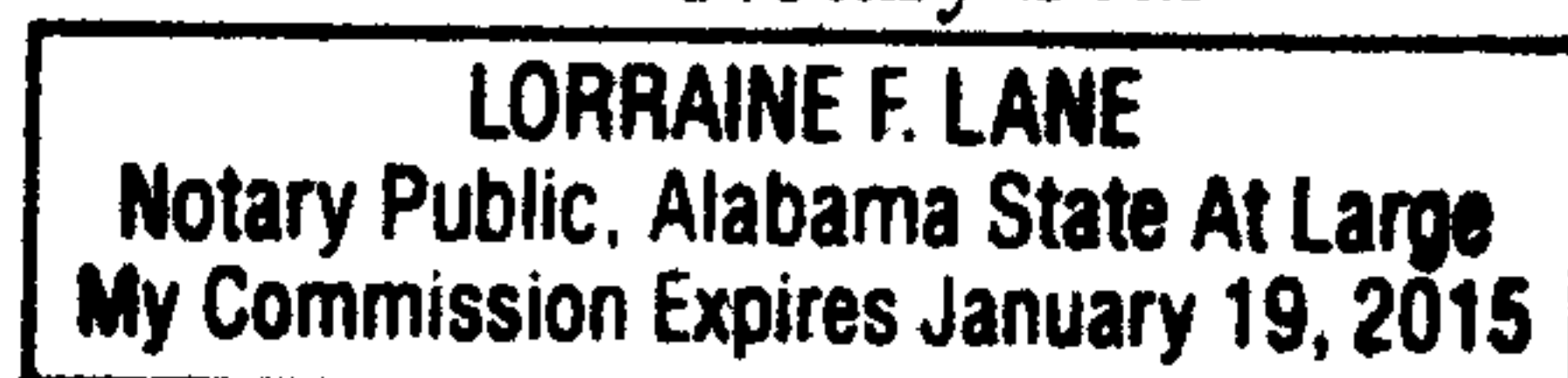
Notary Acknowledgment

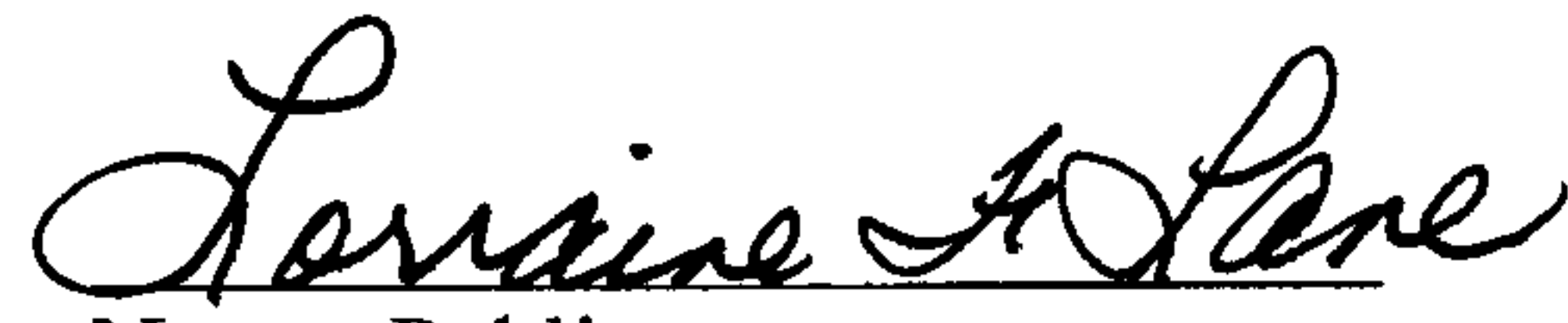
STATE OF ALABAMA
COUNTY OF SHELBY

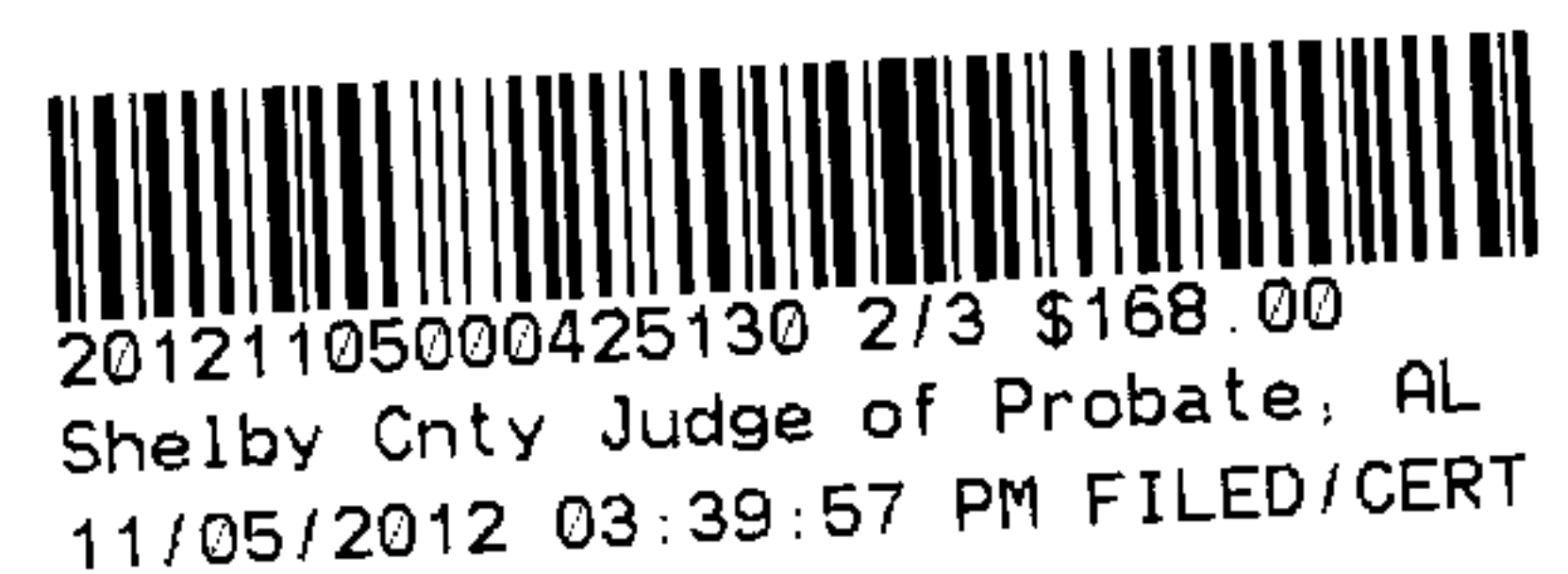
I, Shannon Reid Crull, a Notary Public in and for said County, in said State, hereby certify that Gary Edward Smith, II whose name is signed to the foregoing instrument as both a Member of New Centennial Realty Co., LLC and as Gary Edward Smith (Officer) of New Centennial Realty Co., Inc., and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation/company on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2012.

Notary Seal




Notary Public,
My commission expires: 01/19/15



Real Estate Sales Validation Form

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

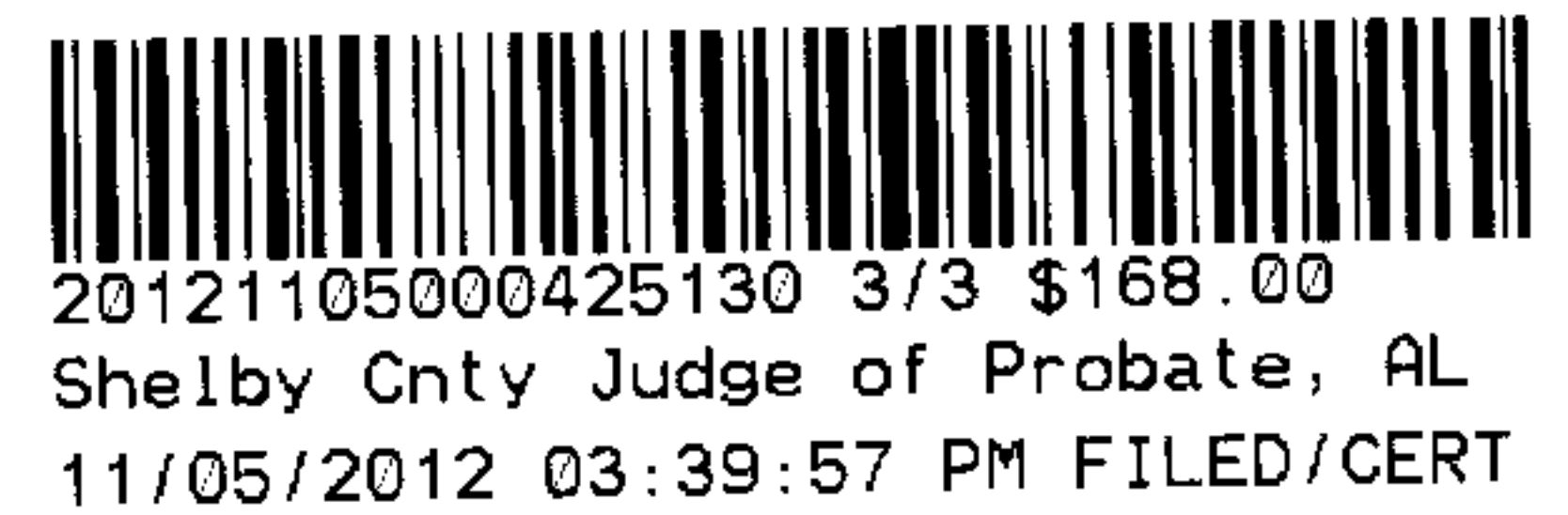
Grantor's Name New Centennial Realty Co. LLC Grantee's Name Charles G Kessler, Jr.
Mailing Address PO Box 21032 Mailing Address 3505 Bent River Rd.
Birmingham, AL Birmingham, AL 35216
35216

Property Address 227 & 229 Falling Waters Way Date of Sale 8-17-12
Maylene, AL 35114 Total Purchase Price \$ 150,000.00
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



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 8-17-12 Print Charles G Kessler, Jr.
Unattested (signature) Sign Charles G Kessler, Jr.
(verified by) (Grantor/Grantee/Owner/Agent) circle one