

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124



20121107000428460 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/07/2012 02:36:29 PM FILED/CERT

Send tax notice to:

Brittany Weidenback and Kenneth Lane
Weidenback and Pamela L. Weidenback
174 Sugar Hill Lane
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety three thousand five hundred and no/100 (\$93,500.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Keri Dailey f/k/a Keri Campbell, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brittany Weidenback and Kenneth Lane Weidenback and Pamela L. Weidenback** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 28, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

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

Keri Campbell and Keri Dailey are one and the same person.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

\$91,805.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of October, 2012.

Ⓢ Keri Dailey f/k/a Keri Campbell

STATE OF CALIFORNIA
Ⓢ **COUNTY OF** San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Keri Dailey f/k/a Keri Campbell, a married woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2012.

see attached

Ⓢ **Notary Public**
Ⓢ My Commission Expires: _____

State of California)
County of San Diego)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On October 29, 2012 before me, Kristina Lewis,
(here insert name and title of the officer)

personally appeared Heri Kristina Dailey

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature Kristina Lewis

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____



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Real Estate Sales Validation Form

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

Grantor's Name Keri Dailey f/k/a Keri Campbell
Mailing Address 9936 Beck Drive
Santee, CA 92071

Grantee's Name Brittany Weidenback, Kenneth Lane
Mailing Address Weidenback & Pamela L. Weidenback
174 Sugar Hill Lane
Alabaster, AL 35007

Property Address 174 Sugar Hill Lane
Alabaster, AL 35007

Date of Sale 10/29/2012

Total Purchase Price \$ 93,500.00

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


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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).

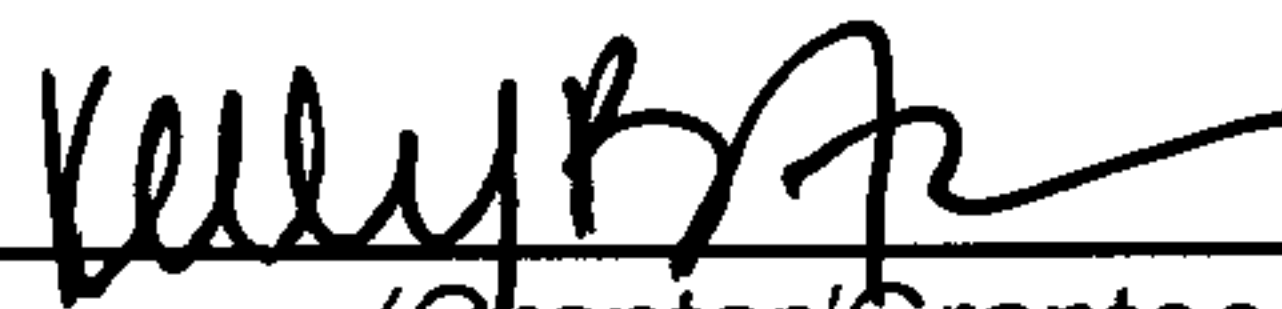
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/29/12

Print Kelly B. Furgerson

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1