

20121218000482880 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/18/2012 09:49:54 AM FILED/CERT

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

Send Tax Notice To:
Felincia L. Junuies
229 Falling Waters Way
Maylene, AL 35114

GENERAL WARRANTY DEED

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

That in consideration of One Hundred Thirty-Five Thousand and NO/100 Dollars (\$135,000.00) to the undersigned Grantor,

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

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

Felincia L. Junuies,
(herein referred to as Grantee, whether one or more),

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

Lot 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.

\$136,554.00 of the above consideration was secured by and through two purchase money mortgages closed and recorded herewith.

The property conveyed herein is not the homestead or the Grantor, nor the spouse of any agent or beneficiary of the Grantor.

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

And said Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA 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 its Authorized Agent to be set hereto, and the same shall be effective as of the 28th day November, 2012.

GRANTOR


Equity Trust Company, Custodian,
FBO Charles G. Kessler, Jr. IRA

(SEAL)

By: **Jeffrey S. Brown**

Its:

CORPORATE ALTERNATE SIGNER

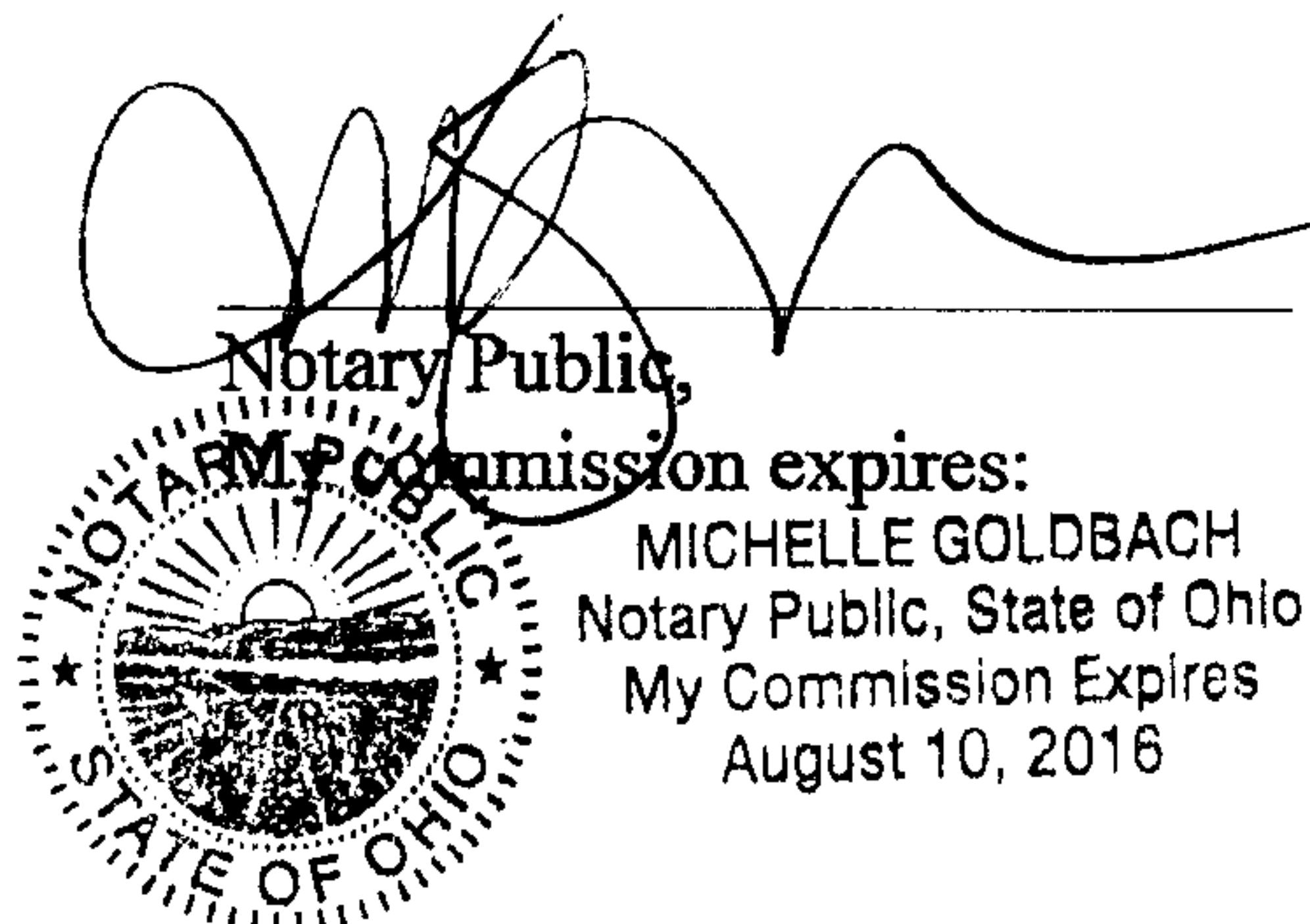
Notary Acknowledgment

STATE OF Ohio
COUNTY OF Lorain

I, Michelle Goldbach, a Notary Public in and for said County, in said State, hereby certify that Jeffrey S. Brown, whose name is signed to the foregoing instrument as as Corp Alt Signer (Officer) of Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA, 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 30 th day of November, 2012.

Notary Seal



Real Estate Sales Validation Form

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

Grantor's Name Equity Trust Co Grantee's Name Felincia L. Junnies
Mailing Address Custodian FBO Charles G Mailing Address 229 Falling Waters Way
Kessler, Jr. IRA Maylene, AL 35114
P.O. Box 1409
Etowah, AL 36036
Property Address 229 Falling Waters Way Date of Sale 11-28-12
Maylene, AL Total Purchase Price \$ 135,000.00
35114 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 11-28-12

Unattested

[Signature]
(verified by)

Print

Felincia L. Junnies

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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