



20130220000071890 1/2 \$76.50  
Shelby Cnty Judge of Probate, AL  
02/20/2013 12:42:17 PM FILED/CERT

## General Warranty Deed

This Deed is made on this day of February 20<sup>th</sup>, 2013 between the Grantor Frank Killingsworth of address 277 Shawnda Ln. Calera AL and the Grantee Charles Lee Lair + Lisa of address 280 Shawnda Ln Calera AL Killingsworth Lane.

For consideration of the sum of \$ 100.00, the Grantor hereby bargain, deed and convey the following described real property to the Grantee forever, free and clear with WARRANTY COVENANTS:

Property Address: 280 Shawnda Ln Calera AL.

Legal Description: West 420 Feet of the South 1/2 of the South 1/2 of NW 1/4, Section 11, Township 24 North, Range 13 East. Situated in Shelby County, AL

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above described property; that it has a good right to convey, that the property is free from all encumbrances; that the Grantors and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the property that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

EXECUTED this day of February, 2013

Grantor Name: FRANK KILLINGSWORTH

Grantor Signature: Frank Killingsworth

Witness Name: Carmen Leach

Witness Name: Mindy Collum

Witness Signature: Carmen Leach

Witness Signature: Mindy Collum

STATE OF Alabama

COUNTY OF Shelby

On this day, personally appeared before me, Frank Killingsworth, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of February, 2013

Notary's Public Signature: Mindy Collum

Shelby County, AL 02/20/2013  
State of Alabama  
Deed Tax: \$61.50

My commission expires 8/17/14

MINDY COLLUM  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
August 17, 2014

*Prepared by the  
grantee Lisa Killingsworth  
Lair*



# Real Estate Sales Validation Form

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

Grantor's Name Fran K Killingsworth Grantee's Name Charles and Lisa Lair  
Mailing Address 277 Shawnda Ln Mailing Address 280 Shawnda Ln  
Calera AL 35040 Calera AL 35040

Property Address 280 Shawnda Ln  
Calera AL

Date of Sale Feb. 20th 2013  
Total Purchase Price \$ 10000

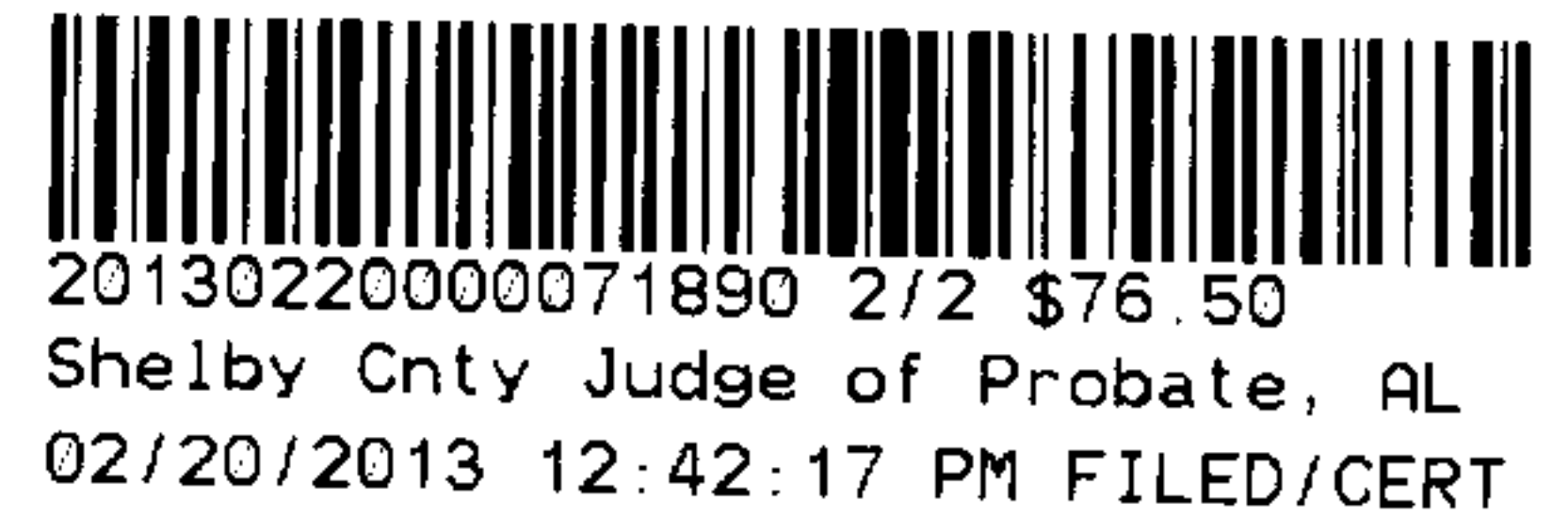
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 61,030

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 Feb 20th 2013

Print Lisa Lair - Charles Lair

☒ Unattested R. Melson  
(verified by)

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