


This instrument prepared by:
Jack B. Long, Attorney at Law
205 20th St. No. Ste 927
Birmingham, AL 35203

Prepared from Information
Supplied by Client
No Title Examination
None Requested


20130222000076540 1/3 \$88.50
Shelby Cnty Judge of Probate, AL
02/22/2013 03:53:07 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, Mary A. Kelly, a widowed person (hereinafter referred to as Grantor) do grant, bargain, sell, and convey unto John ^(JK) ~~Kelley~~ **KELLY** J. ~~Kelley~~ III and Mary A. Kelly, Son and Mother, (hereinafter referred to as Grantees), as joint tenancy with right of survivorship in fee simple forever, the real property situated, lying and being in Shelby County, Alabama, more particularly described as follows, to-wit:

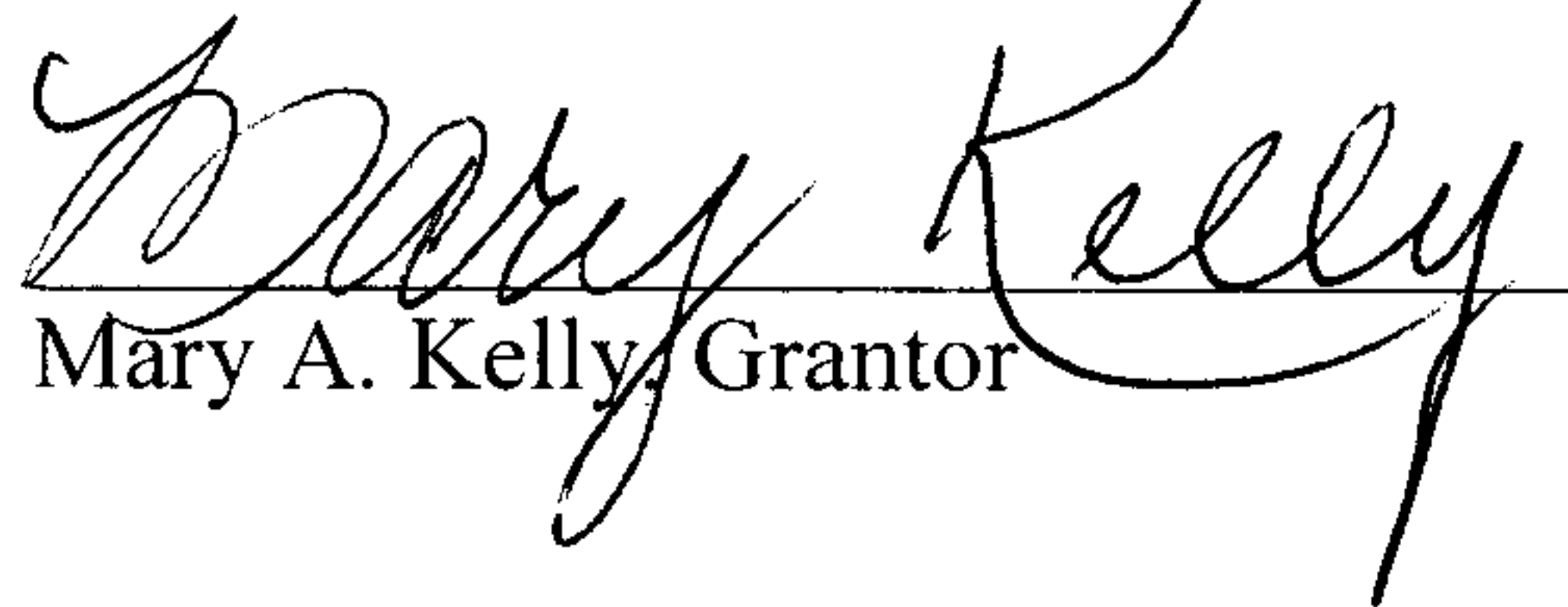
Lot 128, according to the Survey of Camden Cove, Sector 2, as recorded in Map Book 27, Page 26, Shelby County, Alabama Records. Property commonly known as 604 Camden Cove Lane, Calera, AL 35040.

Subject to easements and restrictions of record, and current ad valorem taxes.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, in fee simple forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said property, that it is free from all encumbrances, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, Grantor has hereunto set her hand and seal on this 30 day of January, 2013.


Mary A. Kelly, Grantor

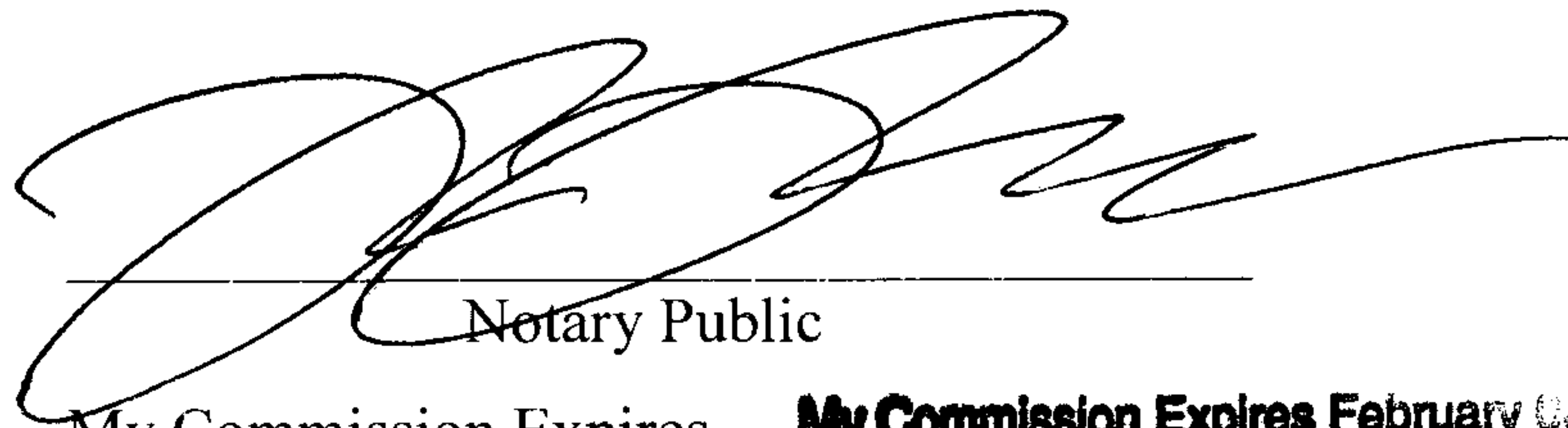
Shelby County, AL 02/22/2013
State of Alabama
Deed Tax: \$70.50

STATE OF ALABAMA)
)
COUNTY OF Mobile)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Mary A. Kelly, 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 the conveyance, she executed the same voluntarily on this date.


Given under my hand and official seal this 30 day of January, 2013.



Notary Public

SEAL

My Commission Expires My Commission Expires February 03, 2013


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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 MARY A. KELLY
Mailing Address 604 CAMDEN COVE LN.
CALERA, AL. 35040

Grantee's Name JOHN J. KELLY III
Mailing Address 604 CAMDEN COVE LN.
CALERA, AL. 35040

Property Address 604 CAMDEN COVE LN.
CALERA, AL. 35040

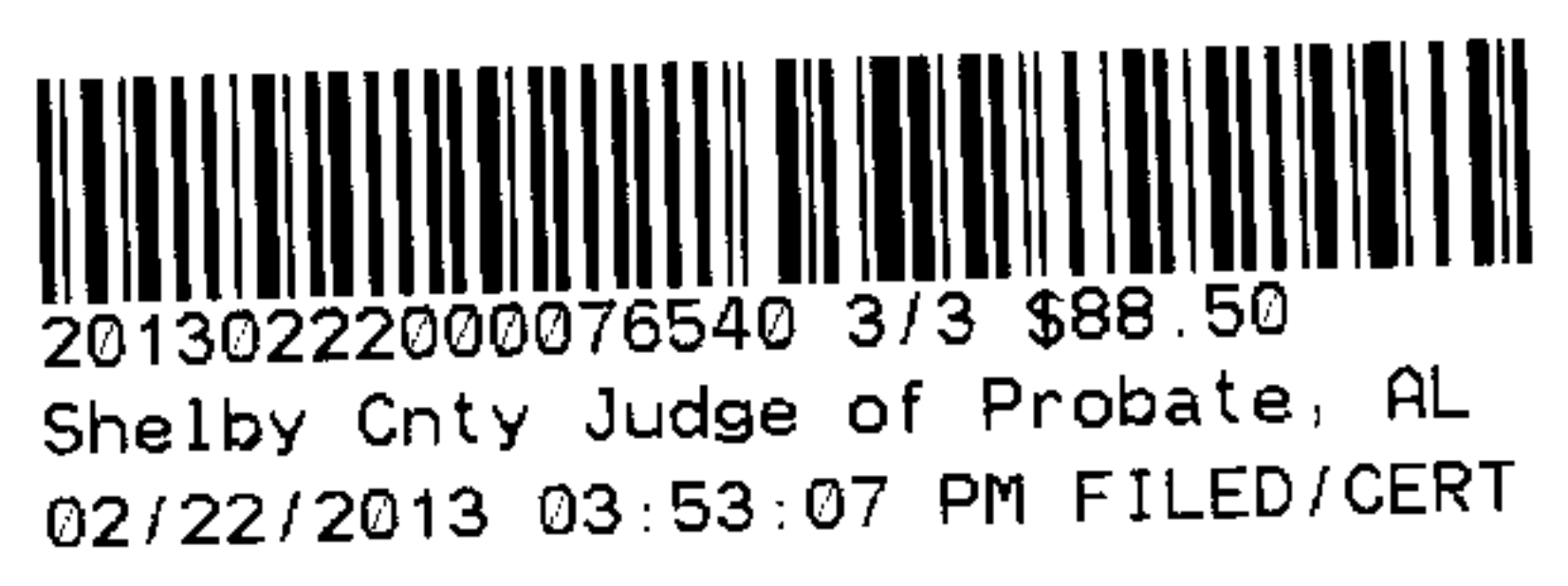
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 140,100

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 a
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 22 FEB 2013
Unattested [Signature] (verified by)

Print JOHN J. KELLY III
Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one