

Send tax notice to:
Suzanne B. Keating
James L. Keating
3439 Wildewood Drive
Pelham, AL 35124
MC1300044
STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

WARRANTY DEED


20130311000101690 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
03/11/2013 03:26:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Nine Thousand Five Hundred and 00/100 Dollars (\$89,500.00) in hand paid to the undersigned, **Margaret Jane Ailshie, an unmarried woman.** (hereinafter referred to as "Grantor"), by **Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 1, Wildewood Village, First Addition, Second Sector, as recorded in Map Book 8, Page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

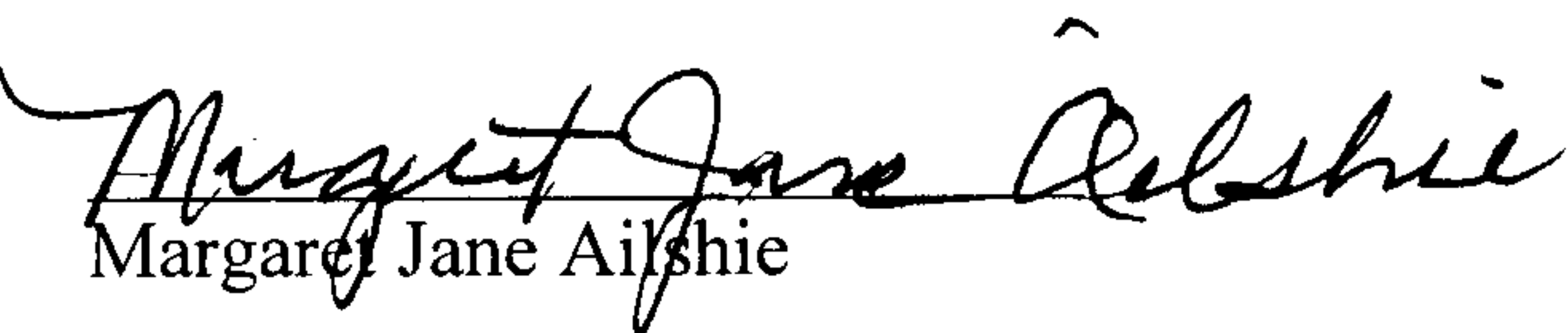
AD VALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, its , executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, its assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 03/11/2013
State of Alabama
Deed Tax: \$89.50

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28th day of February, 2013.


Margaret Jane Ailshie

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Jane Ailshie, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of February, 2013

(Notary Seal)


Notary Public
Print Name: Stephen L. Duncan
Commission Expires: 6/10/2013


20130311000101690 2/3 \$107.50
Shelby Cnty Judge of Probate, AL
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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 Margaret Jane Aikhie
Mailing Address 3439 Wildewood Dr
Pelham, AL 35124

Grantee's Name Suzanne B. Keating &
Mailing Address James L. Keating
3439 Wildewood Dr.
Pelham, AL 35124

Property Address 3439 Wildewood Dr
Pelham, AL 35124

Date of Sale 2-28-13
Total Purchase Price \$ 89,500.00

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

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 2-28-13

Print Jennifer Banik

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

