

This instrument was prepared by:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
Ryan M. Keahey
2105 Rossburg Place
Calera, Alabama 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20130329000132160 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
03/29/2013 02:58:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY SIX THOUSAND FOUR HUNDRED FIFTY and 00/100 (\$56,450.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ryan M. Keahey and Heather Wyatt Keahey, Husband and Wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ryan M. Keahey and Heather Wyatt Keahey**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 129m according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

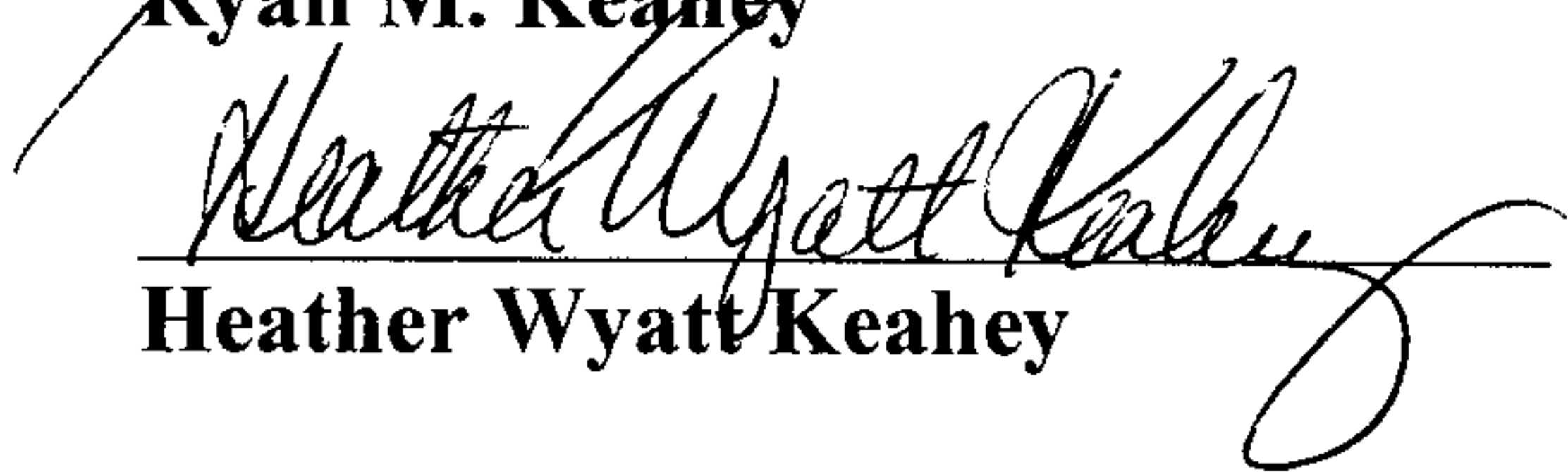
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the sale GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the sale Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18th day of MARCH, 2013.

Shelby County, AL 03/29/2013
State of Alabama
Deed Tax: \$56.50


Ryan M. Keahey


Heather Wyatt Keahey

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan M. Keahey and Heather Wyatt Keahey**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of MARCH, 2013.

Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016


NOTARY PUBLIC

My Commission Expires: 3.3.16

Real Estate Sales Validation Form

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

Grantor's Name Ryan M. Keahey
Mailing Address 2105 Roszburg Place
Calera, AL 35040

Grantee's Name Ryan M. Keahey
Mailing Address 2105 Roszburg Place
Calera, AL 35040

Property Address 2105 Roszburg Place
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 56,450.00

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 3-18-13

Print Ryan M. Keahey

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent, circle one)

Form RT-1

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