



20130501000177030 1/2 \$23.50
Shelby Cnty Judge of Probate, AL
05/01/2013 10:46:26 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Benjamin G. Baker
Jennifer Zink
1251 Southwind Dr.
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-One Thousand Four Hundred Fifty and 00/100 Dollars (\$161,450.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Robert C. Kamm**, a married man (herein referred to as Grantor) does grant, bargain, sell and convey unto **Benjamin G. Baker** and **Jennifer Zink** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, Block 14, according to the Survey of Dearing Downs Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor the homestead of the Grantor's spouse.

\$153,377.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; 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.

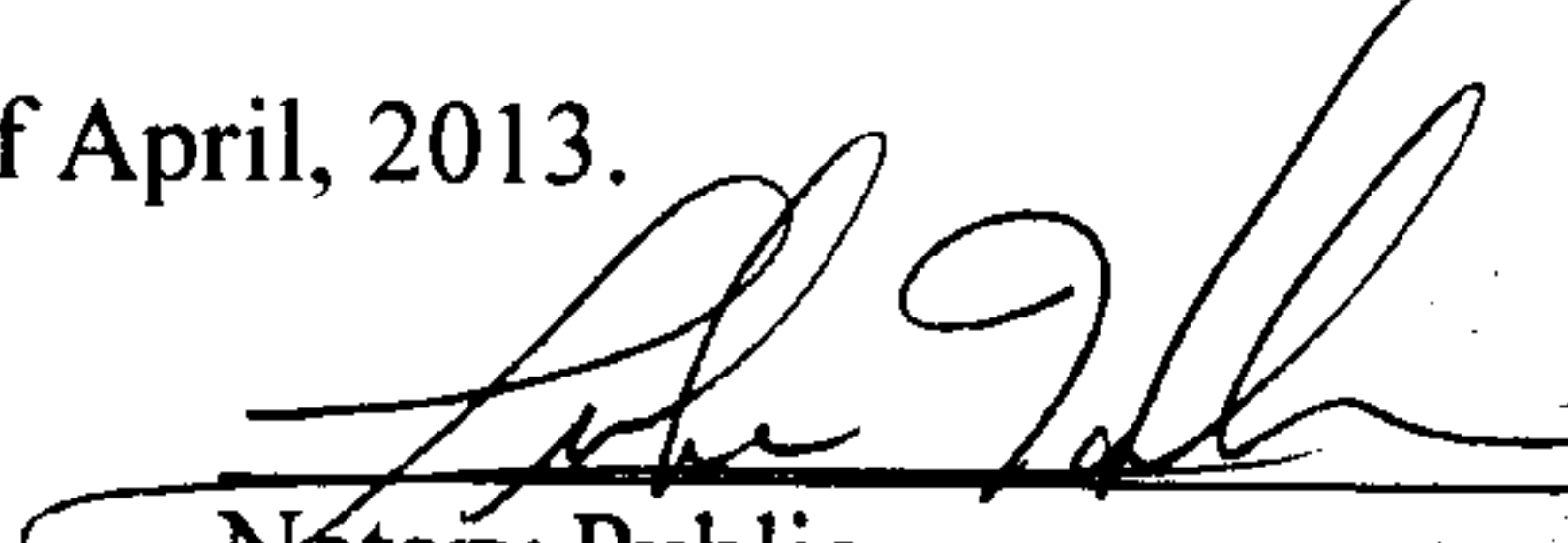
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 2013.


Robert C. Kamm

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Robert C. Kamm, a married man, 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of April, 2013.


Notary Public

My Commission Expires: 7/26/16
Property Address:
1251 Southwind Dr.
Helena, AL 35080
Grantor Address:
140 Douglas Drive
Alabaster, AL 35007

Shelby County, AL 05/01/2013
State of Alabama
Deed Tax: \$8.50

Real Estate Sales Validation Form

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

Grantor's Name Robert C. Kamm
Mailing Address 140 Douglas Dr.
Alabaster, AL 35007

Grantee's Name Benjamin Baker
Mailing Address Jennifer Zink
1251 Southwind Dr.
Helena, AL 35080

Property Address 1251 Southwind Dr.
Helena, AL 35080

Date of Sale 4-29-13
Total Purchase Price \$ 161,450.

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 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 4/30/13

Print Luke Henderson

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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