

TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,
ALESIA CARLEE, A SINGLE WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto
ALESIA CARLEE AND RANDY KUCH
(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY,
ALABAMA to wit:
SEE EXHIBIT A FOR LEGAL DESCRIPTION

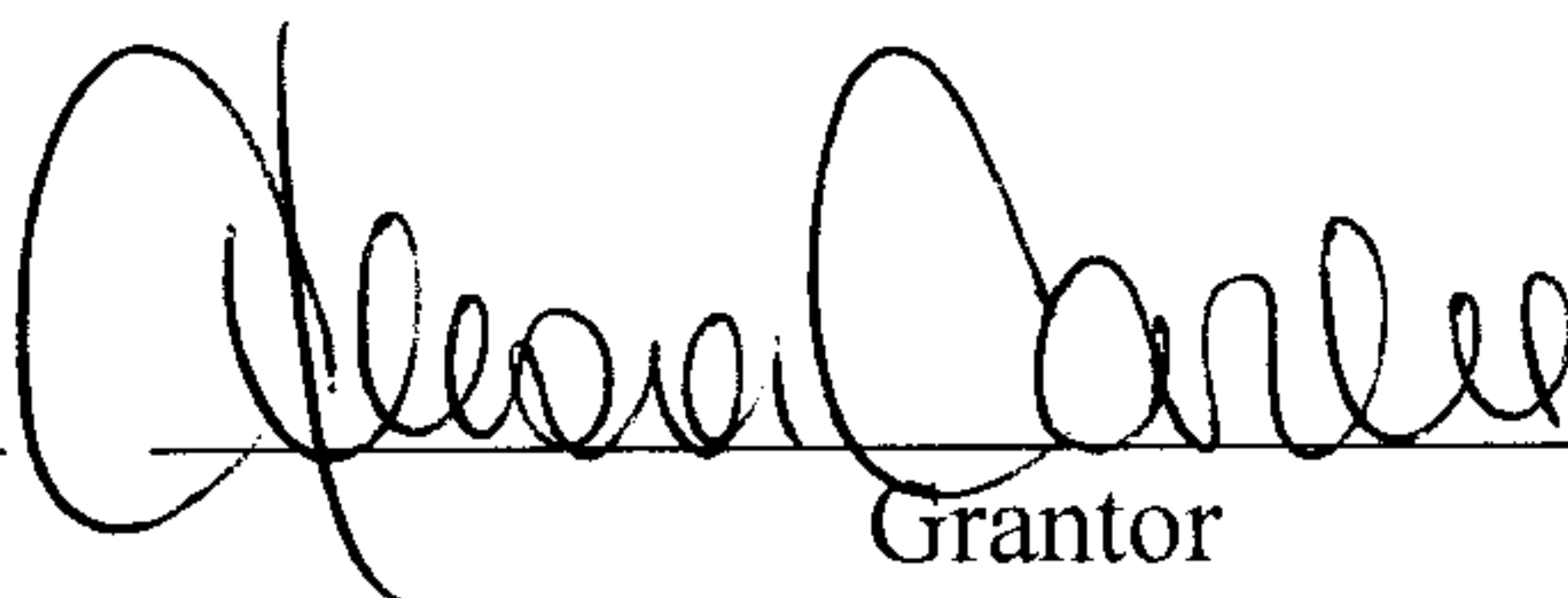
Subject to Easements, Restrictions, Mortgages, and Rights of Way of Record..

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint
lives and upon the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such SURVIVOR forever, together with every contingent
remainder and right of reversion.**

That I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
15th day of MAY, 2013.

WITNESS:



Grantor

Grantor

Shelby County, AL 05/21/2013
State of Alabama
Deed Tax: \$5.00


20130521000207650 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/21/2013 08:13:16 AM FILED/CERT

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALESIA CARLEE whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of MAY A.D. 2013.

[Signature]
NOTARY PUBLIC

My Comm. Expires: 12/12/15



20130521000207650 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/21/2013 08:13:16 AM FILED/CERT

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run South 00 degrees 00 minutes 00 seconds East for 171.97 feet; thence run South 62 degrees 11 minutes 23 seconds West for 449.61 feet to the East right of way of County Road 223; thence along said road; North 29 degrees 08 minutes 32 seconds West for 117.46 feet; thence leaving said road, run North 54 degrees 47 minutes East for 525.38 feet; thence run South 89 degrees 39 minutes 42 seconds East for 69.83 feet to the point of beginning. According to the survey of Michael Moates, dated 2008.

Also, being known as Lot 4, according to the map of "Brickyard Estates". As recorded in Map Book 30, Page 134, in the Probate Office of Shelby County, Alabama.

EXHIBIT A



20130521000207650 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/21/2013 08:13:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Alesia Carlee
Mailing Address 176 Hwy 223
Montevallo AL
35115

Grantee's Name Randy Buch
Mailing Address 176 Hwy 223
Montevallo AL
35115

Property Address 176 Hwy 223
Montevallo AL
35115

Date of Sale May 15, 2013
Total Purchase Price \$ 5,000.00

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 5-21-13

Print Alesia Carlee

Sign Alesia Carlee

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

