



20130619000251200 1/2 \$312.50  
Shelby Cnty Judge of Probate, AL  
06/19/2013 10:27:22 AM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
KRR Southern Properties, LLC  
260 Viola Drive  
Gadsden, AL 35901

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$800,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LEONA TATUM, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey **her undivided ½ interest**, constituting all of her right, title and interest, unto the Grantee, **KRR SOUTHERN PROPERTIES, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Southern Home Furniture's One Lot Subdivision, as recorded in Map Book 25, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided ½ interest in the beneficial interests conveyed in that Right of Way Deed recorded in Deed Book 148, page 630 and Easement Agreement recorded in Deed Book 207, page 143.


\$502,500.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

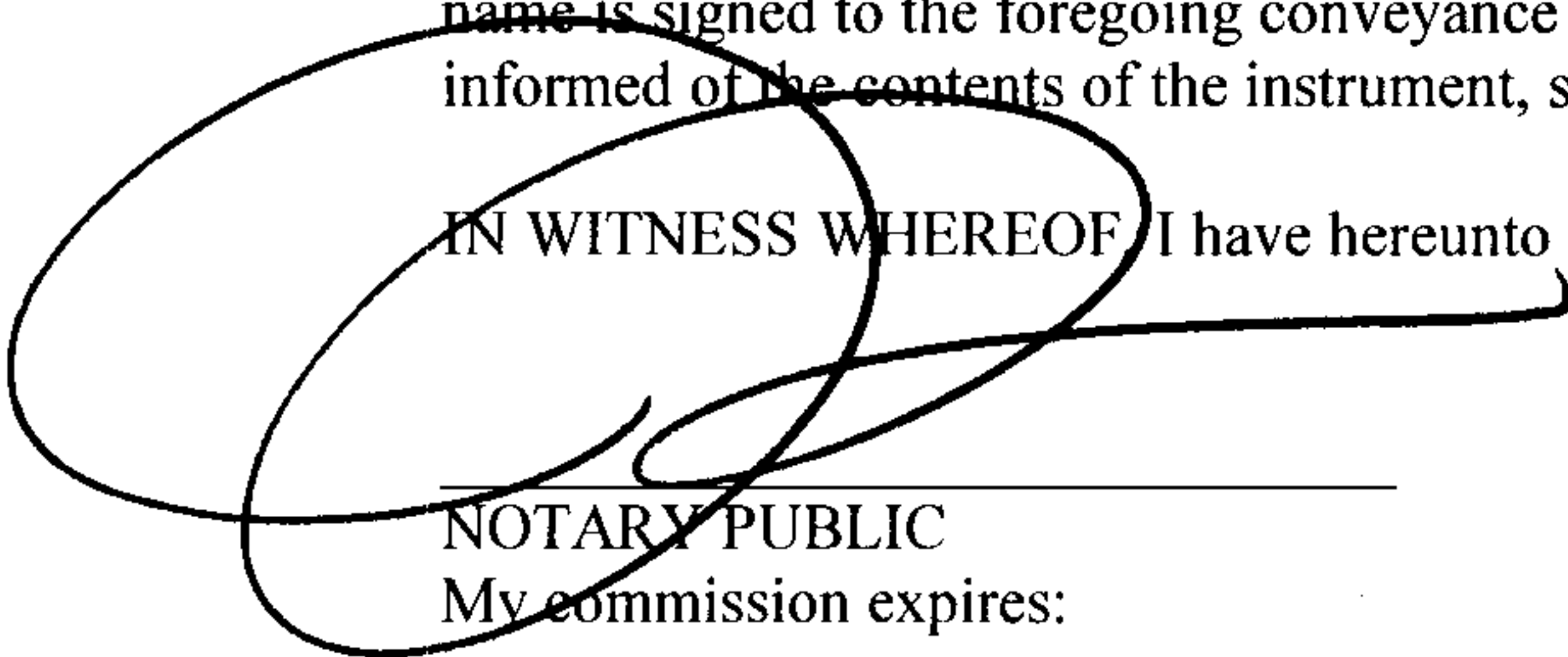
IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 7th day of June, 2013.

  
LEONA TATUM

STATE OF ALABAMA    )  
                                  )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LEONA TATUM**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 7th day of June, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 30, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 06/19/2013  
State of Alabama  
Deed Tax: \$297.50

# Real Estate Sales Validation Form

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

Grantor's Name Leona Tatum  
Mailing Address 244 Lynngate Drive  
Birmingham, AL 35216

Grantee's Name KKK Southern Properties  
Mailing Address 260 Viola Drive  
Gadsden, AL

Property Address 5475 Hwy 280  
Birmingham, AL 35242

Date of Sale 6/7/13

Total Purchase Price \$ 800,000 (1/2 interest)


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

  
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If the conveyance document presented for recordation contains all of the 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 6/7/13

Print Malcolm S. McLeod

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1