

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Heather N. Helms
219 Eagle Cove Lane
Pelham, AL 35124

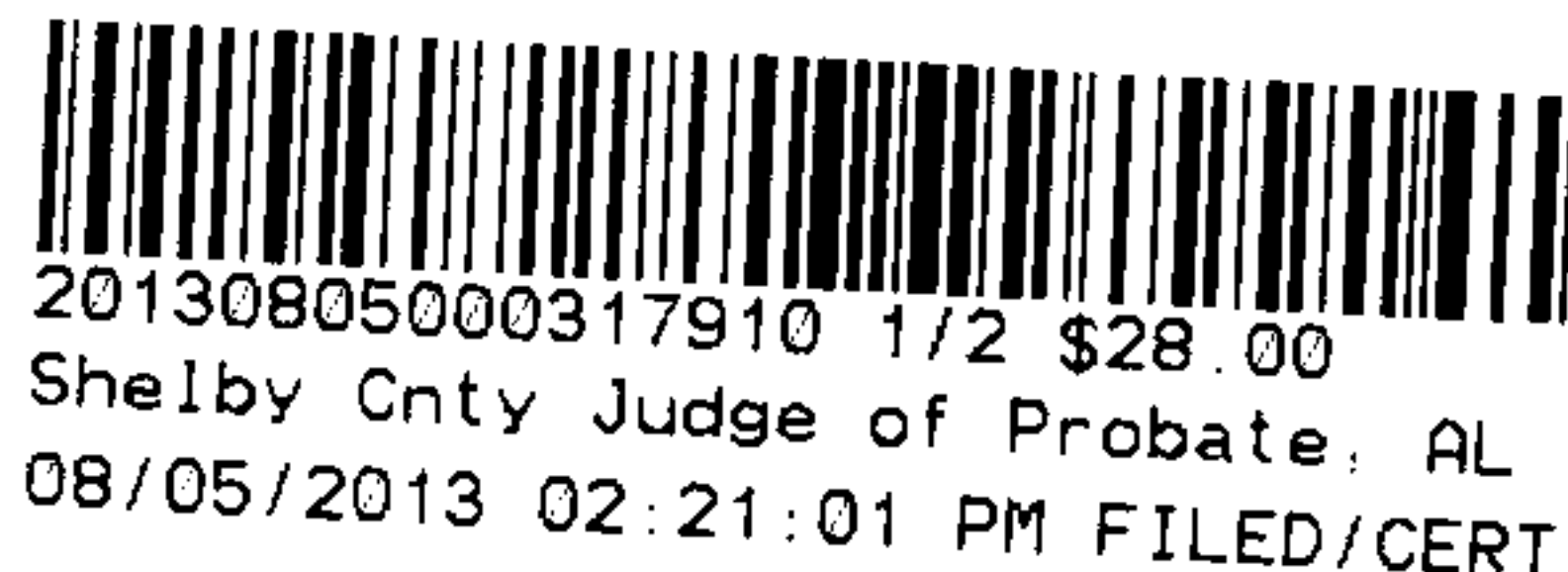
GENERAL WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eleven Thousand And No/100 Dollars (\$211,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kent R. Kerley and Lori H. Kerley, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Heather N. Helms (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

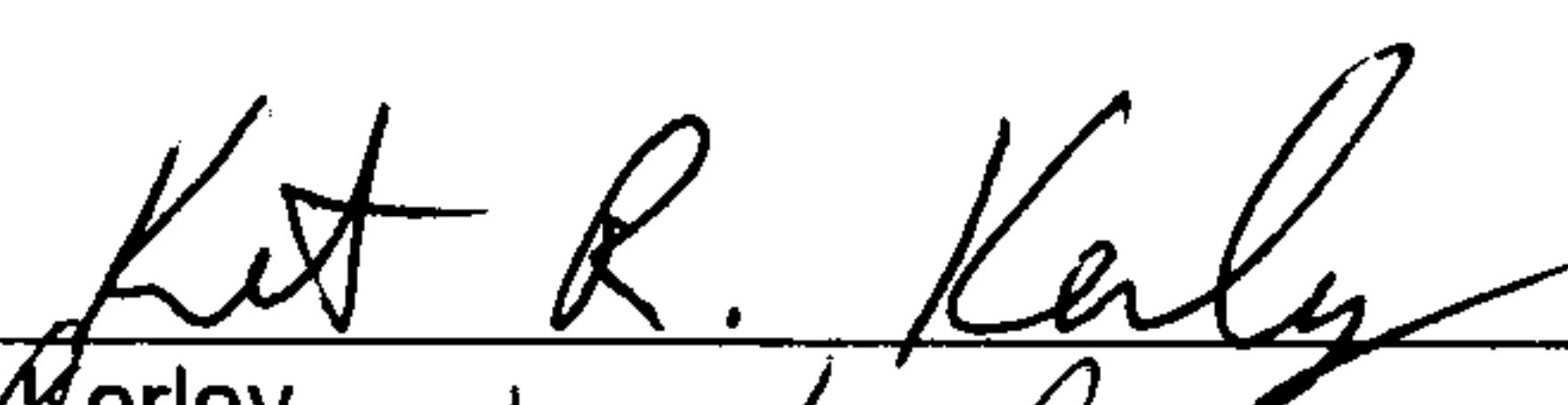
Lot 43, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 119 and refiled in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

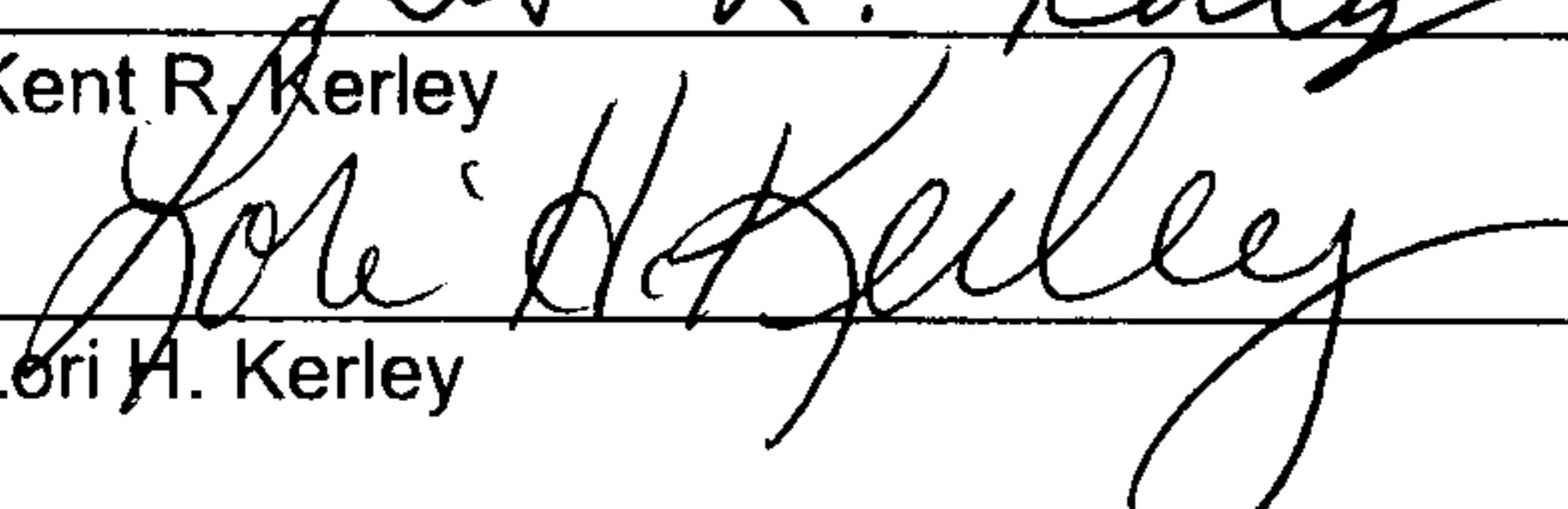
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Thousand Four Hundred Fifty And No/100 Dollars (\$200,450.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2013.


Kent R. Kerley


Lori H. Kerley

STATE OF ALABAMA

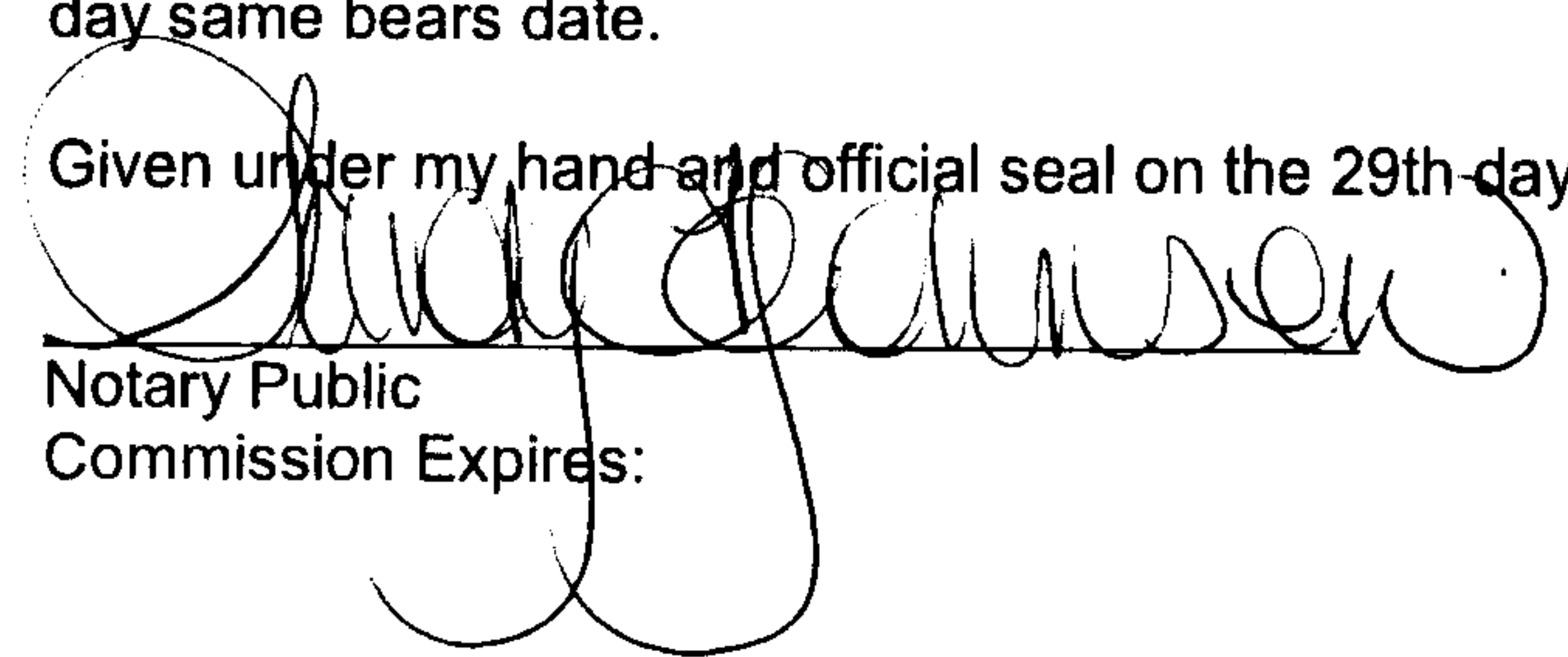
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SHELBY COUNTY

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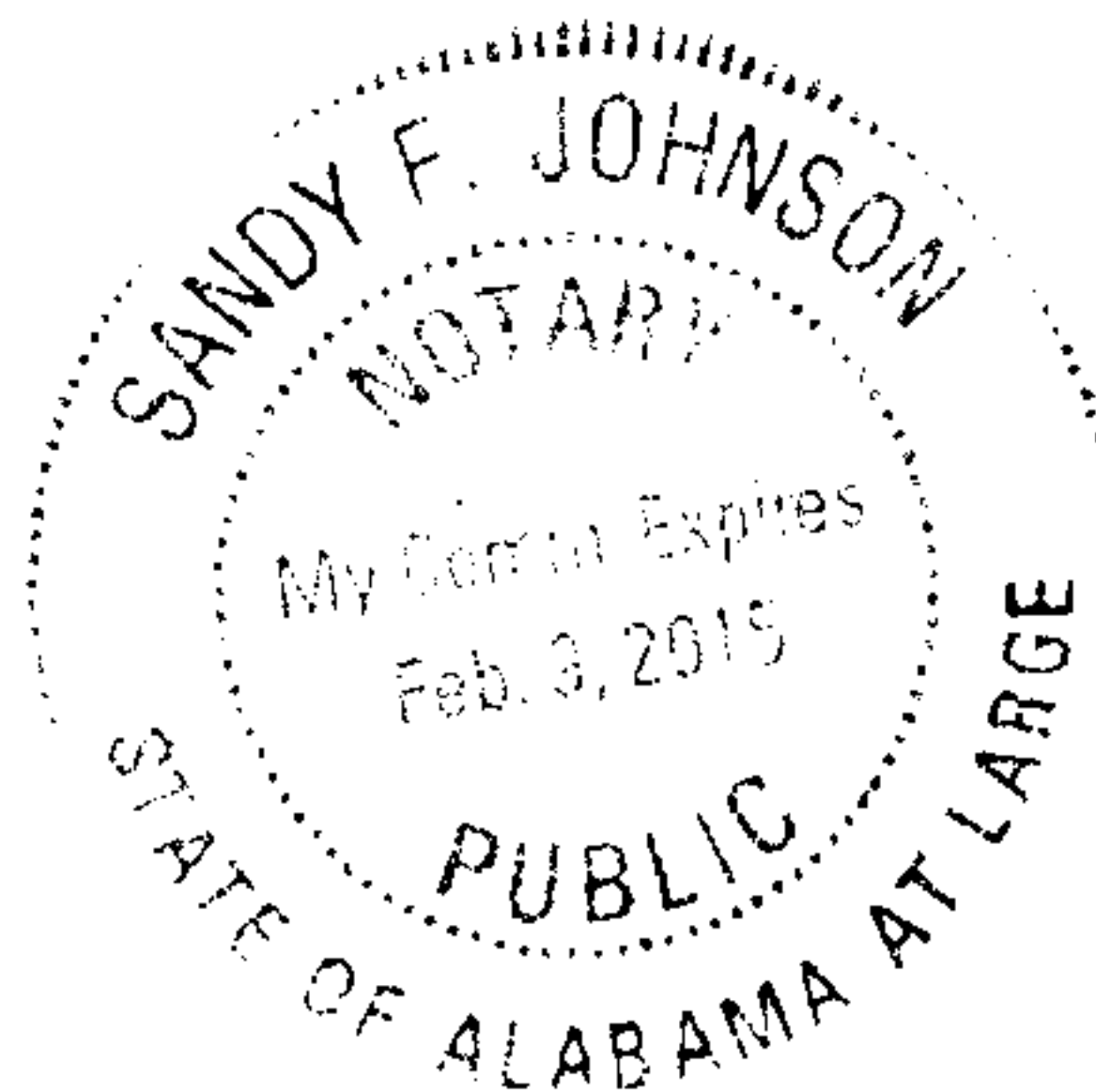
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kent R. Kerley and Lori H. Kerley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 29th day of July, 2013.


Notary Public

Commission Expires:

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$11.00



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kent R. Kerley and Lori H. Kerley

Grantee's Name Heather N. Helms

Mailing Address 219 Eagle Cove Lane
Pelham, AL 35124

Mailing Address 581 Cahaba Manor Drive
Pelham, AL 35124

Property Address 219 Eagle Cove Lane
Pelham, AL 35124

Date of Sale July 29, 2013

Total Purchase Price \$211,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Kent R. Kerley and Lori H. Kerley, 219 Eagle Cove Lane, Pelham, AL 35124.

Grantee's name and mailing address - Heather N. Helms, 581 Cahaba Manor Drive, Pelham, AL 35124.

Property address - 219 Eagle Cove Lane, Pelham, AL 35124

Date of Sale - July 29, 2013.

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: July 29, 2013

Sign

Agent

20130805000317910 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
08/05/2013 02:21:01 PM FILED/CERT