


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, AL 35209


20130823000344650 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/23/2013 08:17:23 AM FILED/CERT

Send Tax Notice To:
Wesley and Carol Calhoun
227 Falling Waters Way
Maylene, AL 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Thirty Thousand Five Hundred and NO/100 Dollars (\$130,500.00) to the undersigned Grantor,

Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA
Equity Trust Company being a South Dakota corporation,
(herein referred to as Grantor, whether one or more),

in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Wesley Calhoun and Carol Calhoun,
(herein referred to as Grantee, whether one or more),

(herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **JEFFERSON** County, Alabama to wit:

Lot 11, according to the Final Plat of Cross Creek Subdivision, as recorded
in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$123,900.00 of the above consideration was secured by and through two purchase money mortgages closed and recorded herewith.

The property conveyed herein is not the homestead or the Grantor, nor the spouse of any agent or beneficiary of the Grantor.



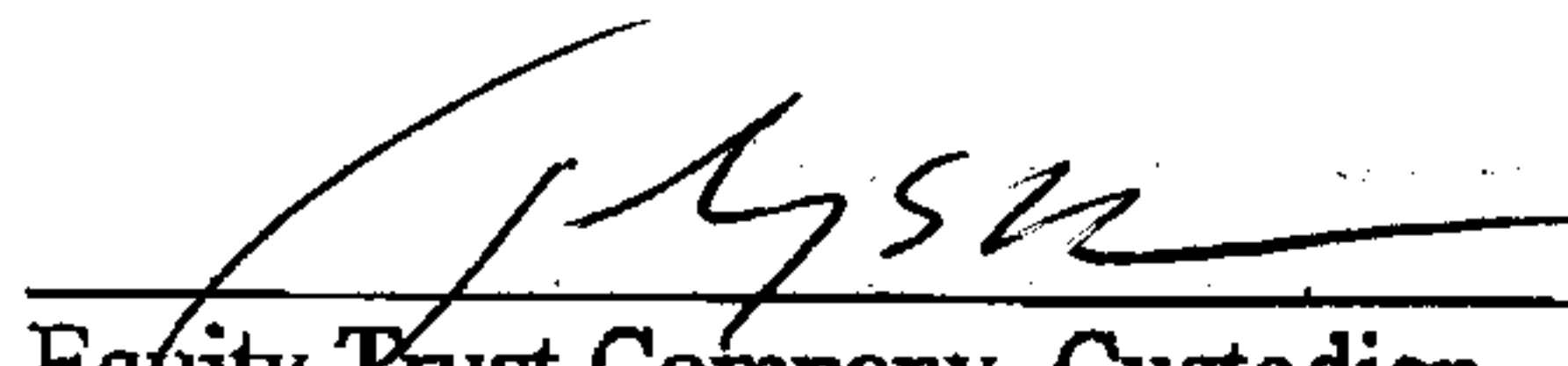

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TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every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

And said Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA does for itself, its successors and assigns, covenant with the said Grantees, its/their heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto caused the signatures and seals of the its Authorized Agent to be set hereto, and the same shall be effective as of the 24th day 23rd sec January, 2013.

GRANTOR

 (SEAL)
Equity Trust Company, Custodian,
FBO Charles G. Kessler, Jr. IRA
By: **Jeffrey S. Brown**
Its: 

Notary Acknowledgment

STATE OF OHIO
COUNTY OF Lorain

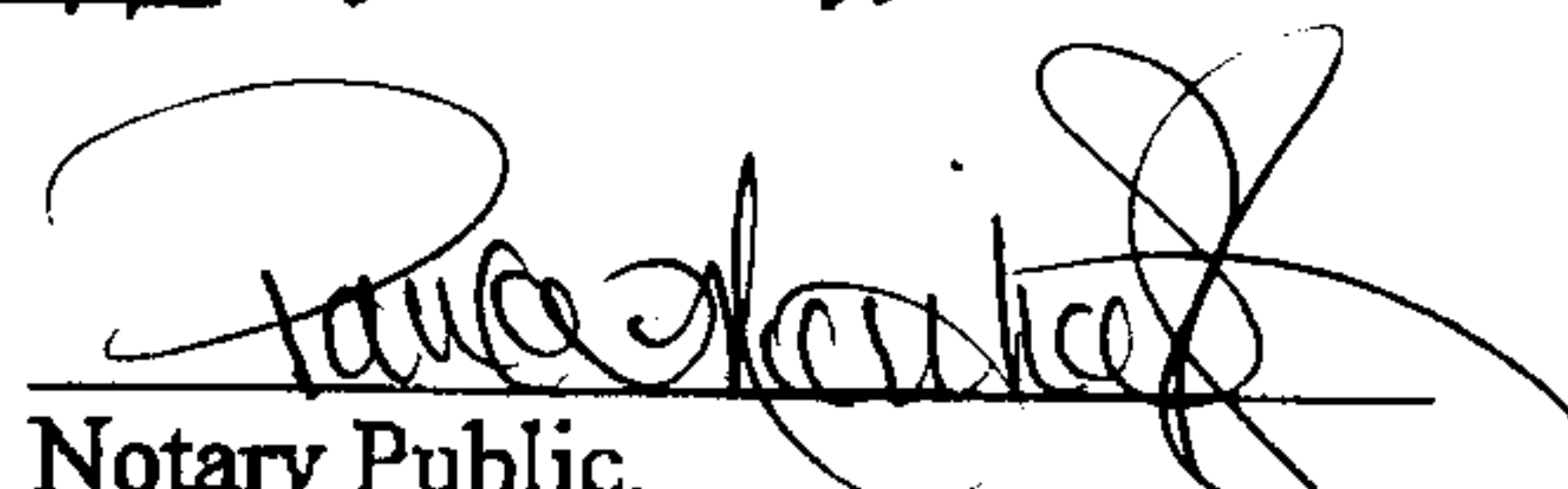
I, Paula Neuhoﬀ, a Notary Public in and for said County, in said State, hereby certify that Jeffrey S. Brown, whose name is signed to the foregoing instrument as as ★ (Officer) of Equity Trust Company, Custodian, FBO Charles G. Kessler, Jr. IRA, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation/company on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2013.

Notary Seal



PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 7, 2015


Notary Public,
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Equity Trust, Custodian Grantee's Name Calhoun, Wesley & Carol
Mailing Address Charles G Kessler, Jr. IRA Mailing Address _____
3505 Bent River Rd. Property Address Stated
Birmingham, AL 35214

Property Address 227 Falling Waters Way Date of Sale 1/23/13
Maylene, AL 35614 Total Purchase Price \$ 130,500.00



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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 - 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 1/23/13

Print Wesley E. Calhoun

Unattested

Sign Wesley Calhoun

(verified by)

(Grantor/Grantee/Owner/Agent) circle one