

**After Recording Send Tax Notice To:**

Karen M. Jenkins  
103 Colonial Circle  
Alabaster, AL 35007

  
20131101000432820 1/3 \$233.50  
Shelby Cnty Judge of Probate, AL  
11/01/2013 04:03:56 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **KAREN M. JENKINS, trustee of the BEBE K. ABNER LIVING TRUST DATED JULY 31, 2008** (herein referred to as Grantor), who certifies that the property conveyed hereby does not constitute her homestead, grants, bargains, sells and conveys unto **KAREN M. JENKINS, trustee of the BEBE K. ABNER LIVING TRUST DATED JULY 31, 2008 DESCENDANTS TRUST FOR THE BENEFIT OF KAREN M. JENKINS**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 122, according to the survey of Lake Forest First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.***

And being the same property whose street address is 146 Lake Forest Way, Maylene, Alabama, conveyed unto the Grantor herein by Bebe K. Abner, by deed dated August 10, 2012, and recorded in the Probate Office of Shelby County, Alabama at Deed book \_\_\_\_, page \_\_\_\_.

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

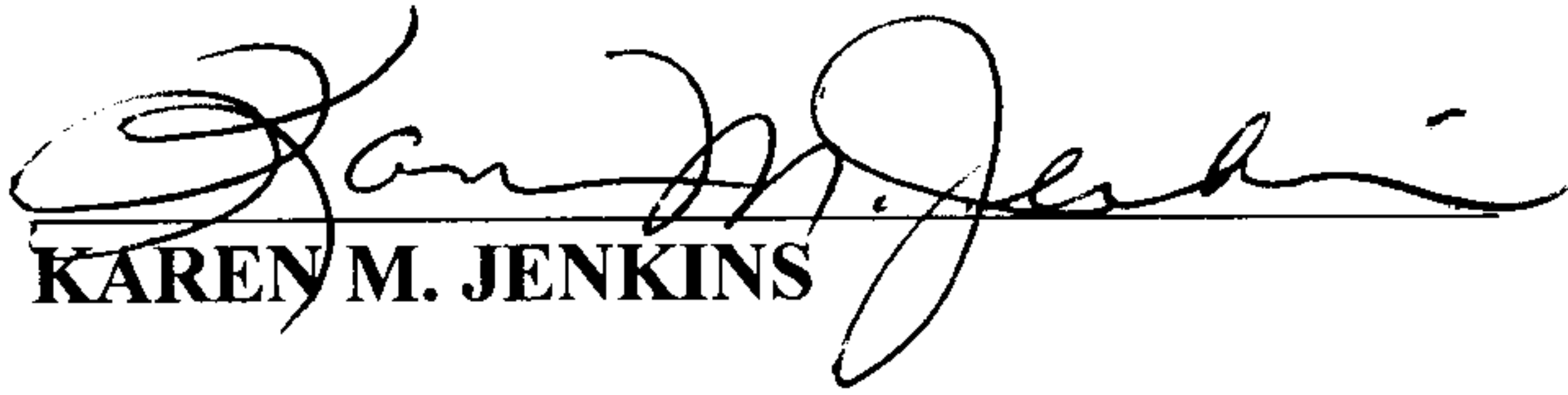
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/01/2013  
State of Alabama  
Deed Tax: \$213.50



IN WITNESS WHEREOF, **KAREN M. JENKINS** has hereunto set her hand and seal this 6<sup>th</sup> day of September, 2013.

  
**KAREN M. JENKINS**

**STATE OF ALABAMA**

General Acknowledgement

**COUNTY OF SHELBY**

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **KAREN M. JENKINS** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office  
this 6<sup>th</sup> day of September 2013.

  
NOTARY PUBLIC

My Commission Expires: April 18, 2014

**This Document Prepared By:**  
Steve Bailey  
BAILEY LAW FIRM  
2000 Providence Park, Suite 200  
Birmingham, AL 35242  
205-263-5060

  
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# Real Estate Sales Validation Form

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

Grantor's Name KAREN JENKINS, TTE  
Mailing Address Bobo K. Adams Trust 7/31/2008  
109 Colonial Circle  
ALBANY, AL 31707

Grantee's Name KAREN Jenkins, TTE  
Mailing Address Bobo K. Adams Descendants Trust  
SAME

Property Address 109 Colonial Circle  
ALBANY, AL  
146 Lake Forest Way  
Maylene, AL 35114

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 213,300

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 Tax Assessor Records

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 9/6/2012

Print Steve Bailey

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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