

This instrument prepared by:
Christa C. Ketchum
Attorney at Law
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Lewis M. Kryger and Carol C. Kryger
127 Crestmont Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY


20131115000450120 1/2 \$165.50
Shelby Cnty Judge of Probate, AL
11/15/2013 02:46:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars (\$148,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Jack H. Viskil and Maria J. Hoendermis-Viskil**, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Lewis M. Kryger and Carol C. Kryger** (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 33, according to the Resurvey of Crestmont, as recorded in Map Book 22, Page 30, 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.

One Hundred Forty-One Thousand Seventy-Five And No/100 Dollars (\$141,075.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 24, 2013.

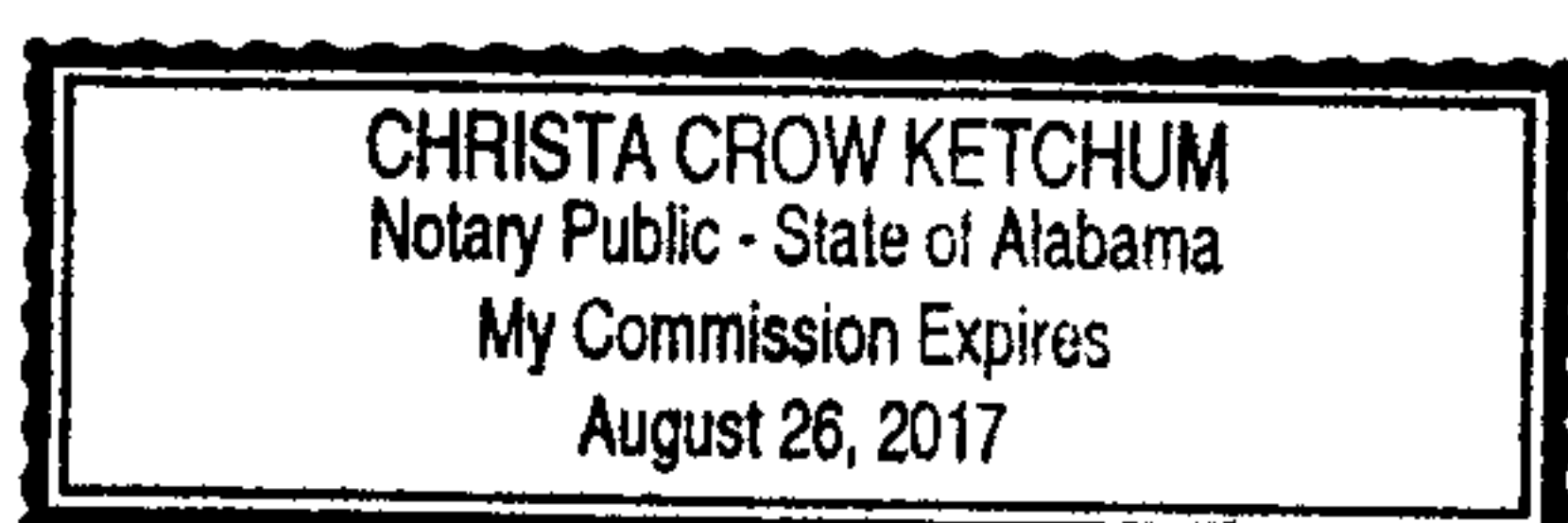
Jack H. Viskil by George McDougall as AIF
Jack H. Viskil, by George McDougall as AIF

Maria J. Hoendermis-Viskil by George McDougall as AIF
Maria J. Hoendermis-Viskil, by George McDougall as AIF

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that George McDougall, whose name as Attorney in Fact for Jack H. Viskil and as Attorney in Fact for Maria J. Hoendermis-Viskil, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24th day of October, 2013.



Christa Crow Ketchum
Notary Public

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

Grantor's Name Jack H. Viskil and Maria J.
Hoendermis-Viskil

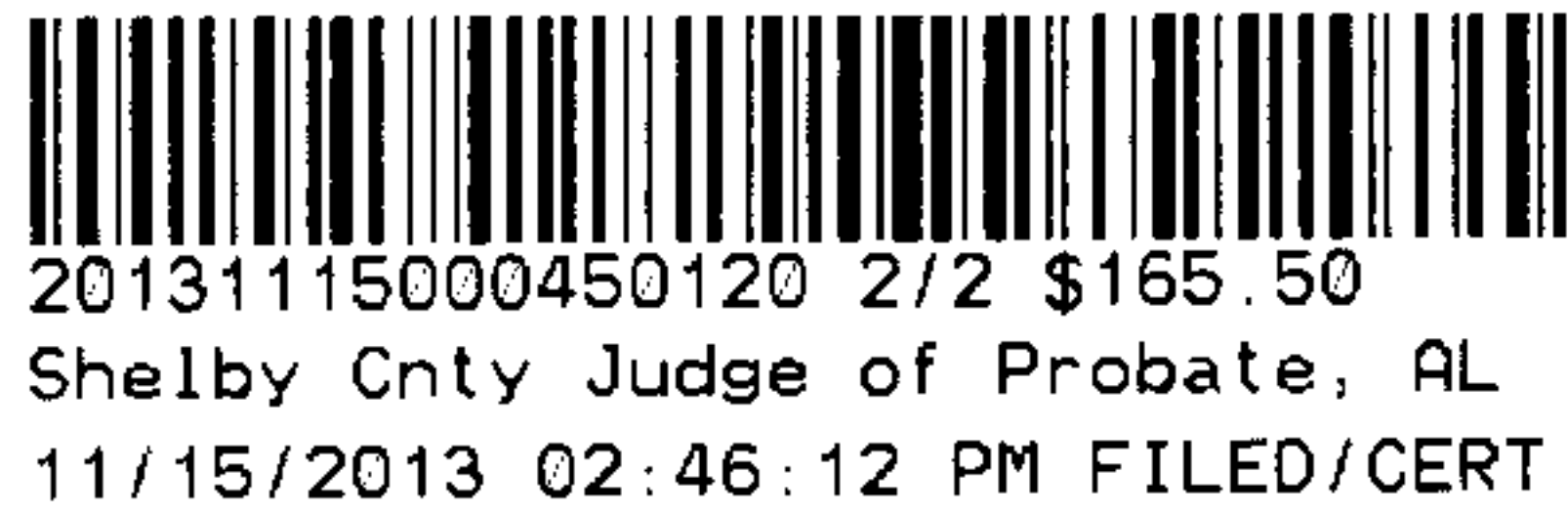
Grantee's Name Lewis M. Kryger and Carol C. Kryger

Mailing Address c/o George McDougall
3621 Wyngate Lane
Birmingham, AL 35242

Mailing Address 127 Crestmont Lane
Pelham, AL 35124

Property Address 127 Crestmont Lane
Pelham, AL 35124

Date of Sale October 24, 2013
Total Purchase Price \$148,500.00



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 - Jack H. Viskil and Maria J. Hoendermis-Viskil, 3621 Wyngate Drive,
Birmingham, AL 35242.

Grantee's name and mailing address - Lewis M. Kryger and Carol C. Kryger, 127 Crestmont Lane, Pelham, AL
35124, .

Property address - 127 Crestmont Lane, Pelham, AL 35124

Date of Sale - October 24, 2013.

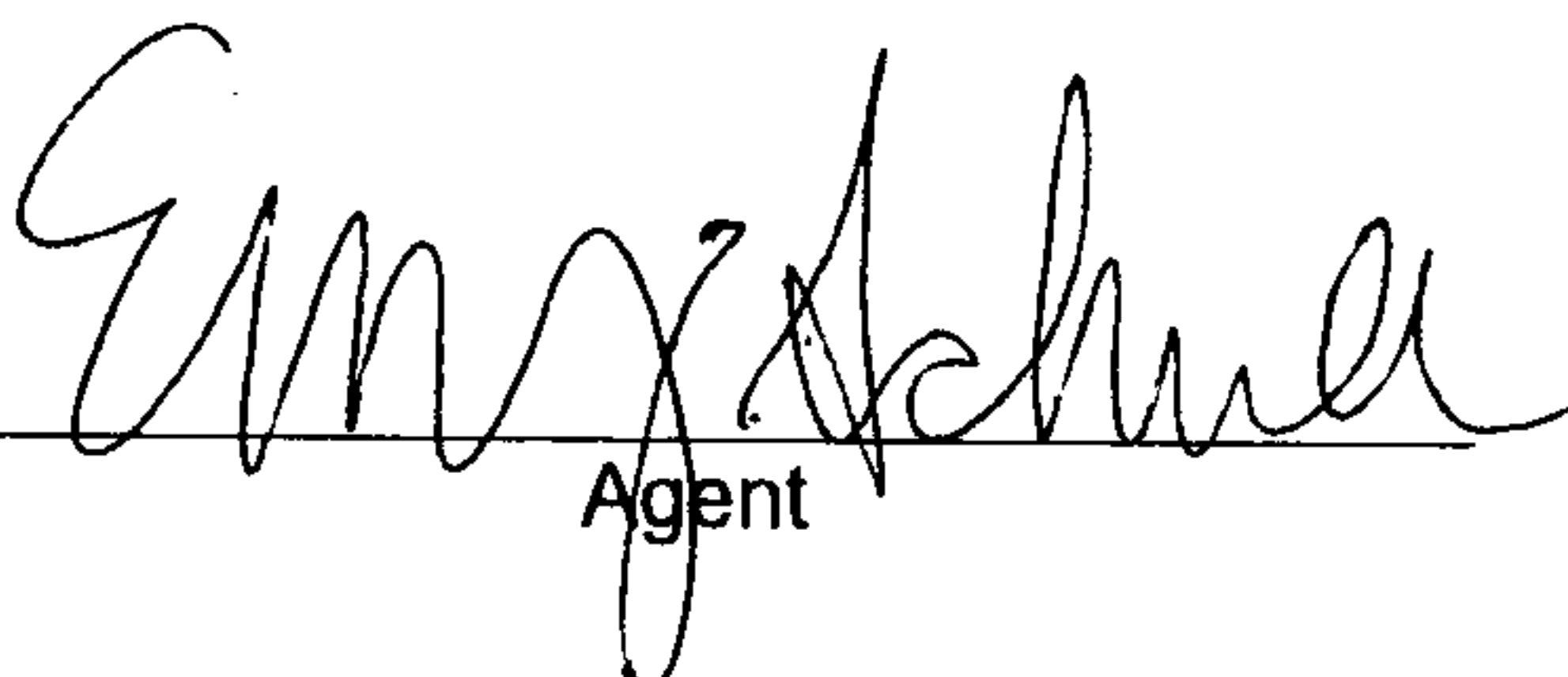
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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: October 24, 2013

Sign 
Agent