

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000


Send Tax Notice To:
KENDALL SCOTT WILLIAMS

252 CREEKSTONE TRL
CALERA, AL 35040

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State Of Alabama

Shelby County


20140110000010940 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/10/2014 01:39:30 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00)* to the undersigned Grantor, JONATHAN ZARZOUR, AN UNMARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 252 CREEKSTONE TRL, CALERA, AL 35040), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto KENDALL SCOTT WILLIAMS and BETH WILLIAMS , (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 87A, ACCORDING TO A RESURVEY OF LOTS 87 AND 194 STONECREEK PHASE I, AS RECORDED IN MAP BOOK 35, PATE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 252 CREEKSTONE TRL, CALERA, AL 35040

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

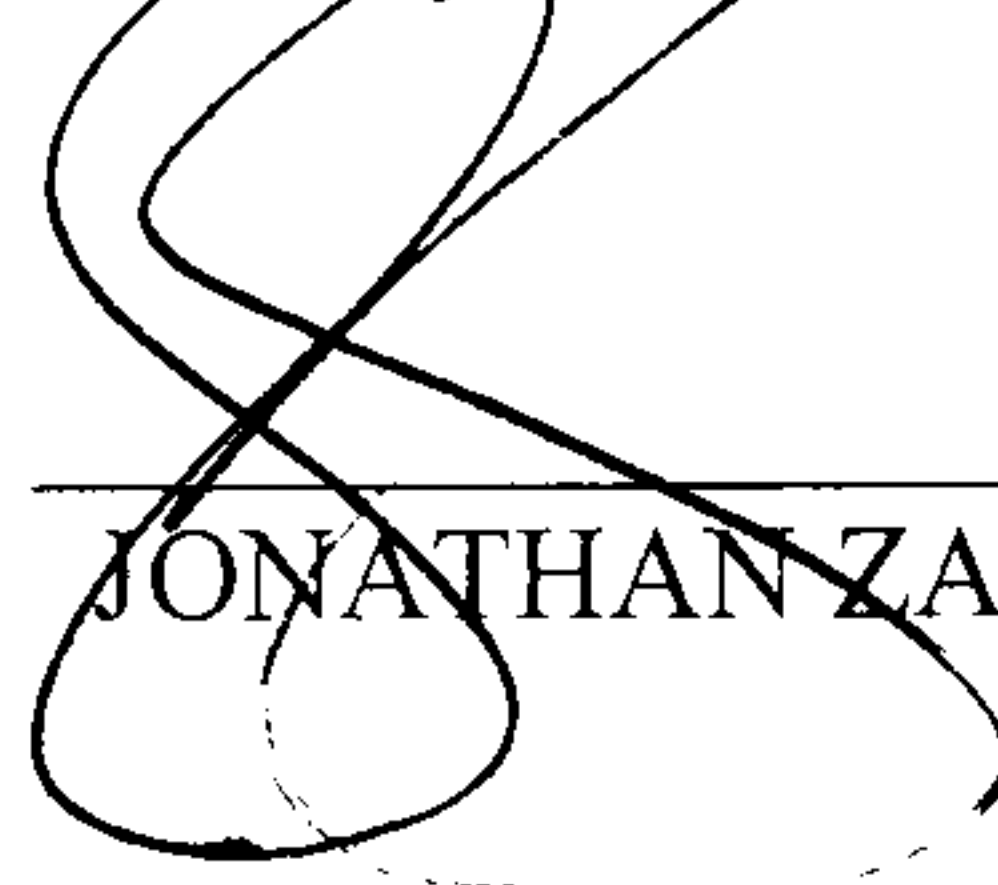
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Building line as shown by recorded map
5. Easement as shown by recorded map
6. Restrictions appearing of record in Instrument 2003-81566
7. Easement to Alabama Power Company recorded in Instrument 20050204000056930

\$116,451.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 19th day of December, 2013.

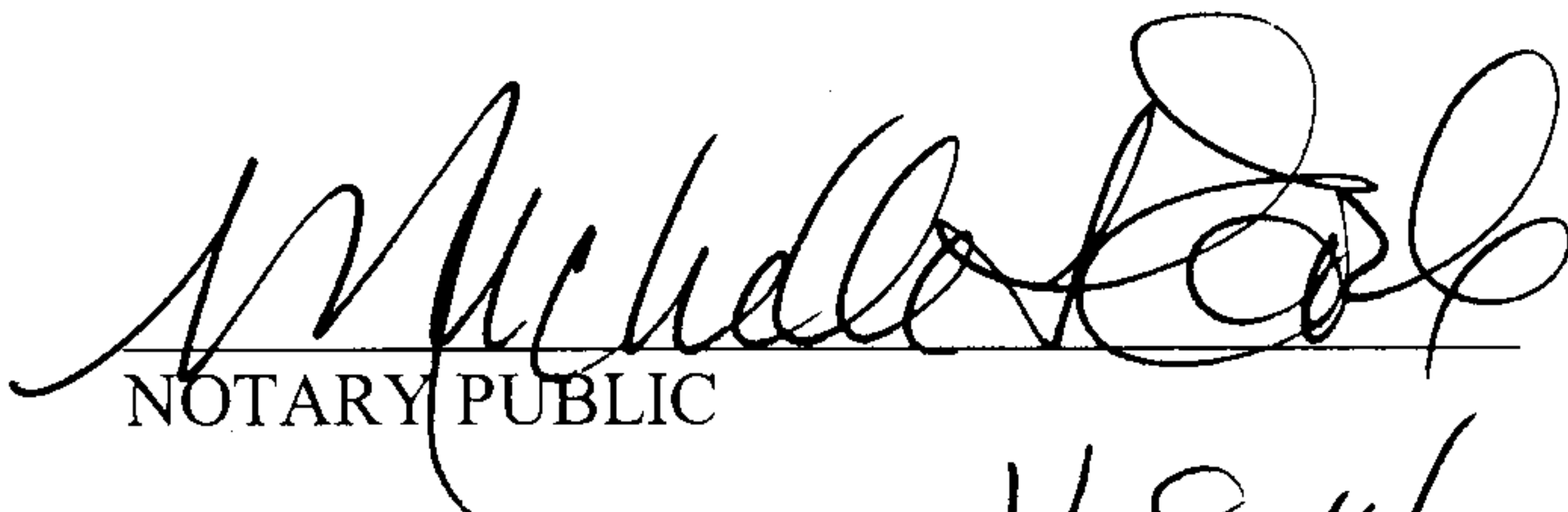


JONATHAN ZARZOUR

STATE OF ALABAMA
JEFFERSON COUNTY

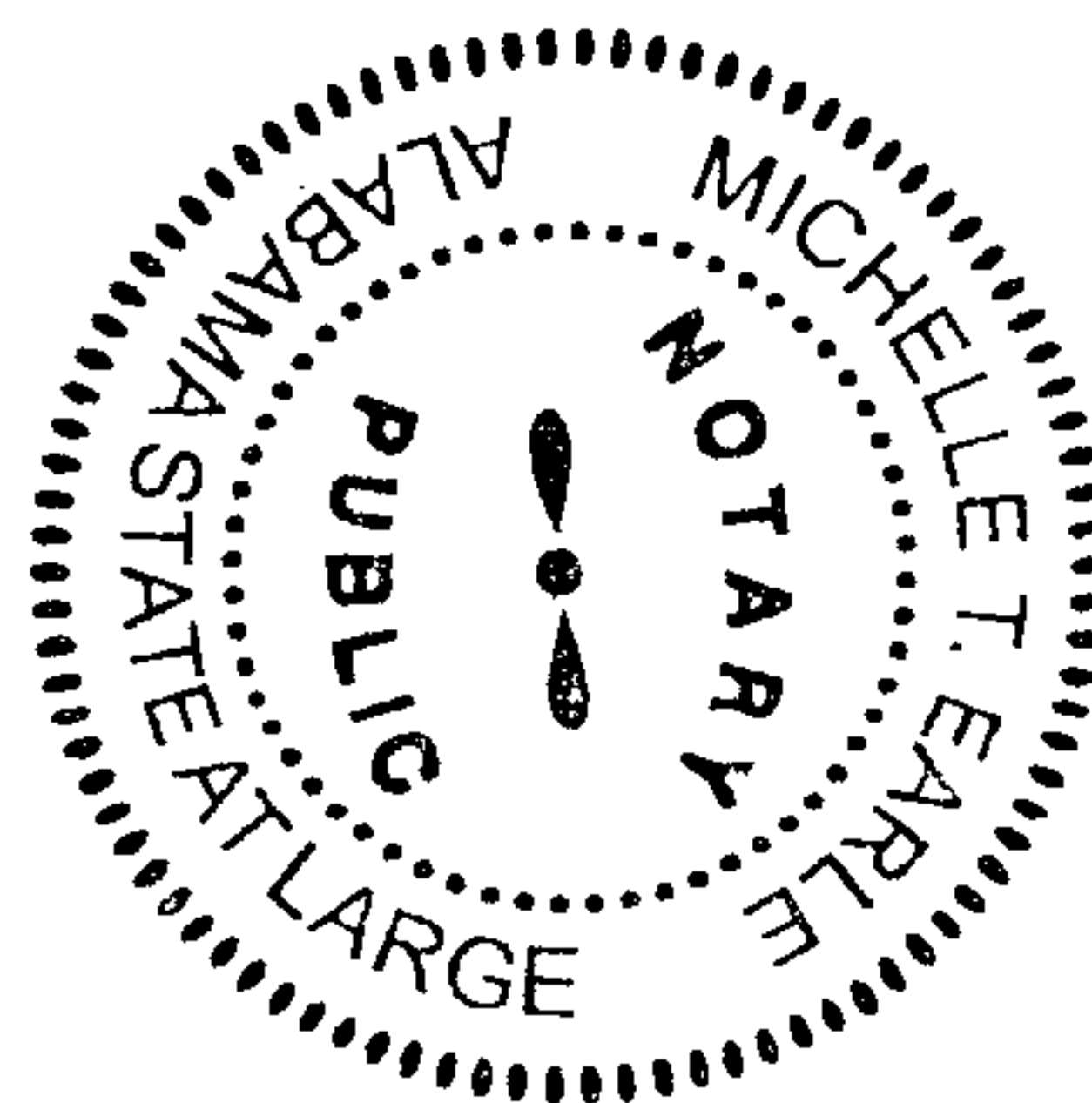
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JONATHAN ZARZOUR, AN UNMARRIED MAN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2013.


NOTARY PUBLIC

My Commission Expires:

11-8-14



20140110000010940 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/10/2014 01:39:30 PM FILED/CERT

Real Estate Sales Validation Form

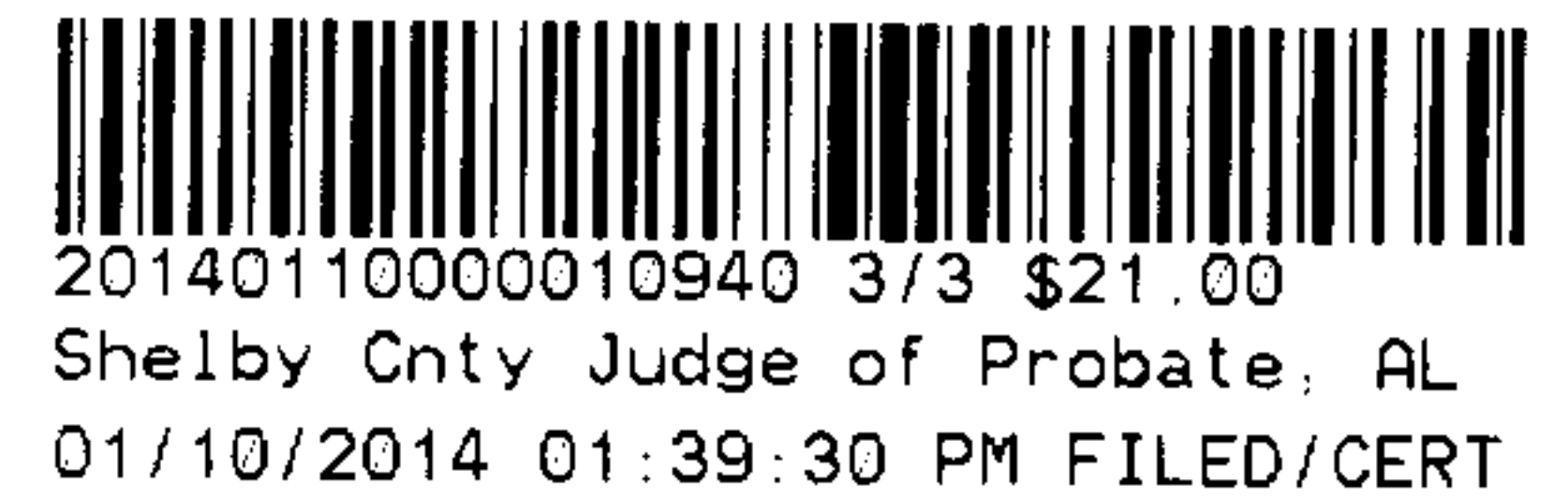
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	JONATHAN ZARZOUR	Grantee's Name	KENDALL SCOTT WILLIAMS
Mailing Address	252 CREEKSTONE TRL CALERA, AL 35040	Mailing Address	252 CREEKSTONE TRL CALERA, AL 35040
Property Address	252 CREEKSTONE TRL CALERA, AL 35040	Date of Sale	December 19th, 2013
		Total Purchase Price	\$114,000.00
		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
☐ 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 - 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: 12/19/13

Print: KENDALL WILLIAMS

Unattested (verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Beth Williams

Beth Williams