

This instrument was prepared without
evidence of title by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
1323 Hwy 30
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Thomas A. King, married; Charles D. King, unmarried; and Martha V. King, unmarried (herein referred to as GRANTOR, whether one or more) do, bargain, sell and convey unto Todd King (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All of Grantor's right, title, and interest in Lot 2, King Family Subdivision, as recorded in Map Book 43, Page 136, in the Probate Office of Shelby County, Alabama

Subject to setback, restrictions, easements and other conditions on recorded plat and all easements, restrictions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
20th day of January, 2014.

Thomas A. King

Thomas A. King

Charles D. King

Charles D. King

Martha V. King

Martha V. King

STATE OF ALABAMA
COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. King, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2014.

m mr

Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. King, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2014.

Miller
Notary Public



20140121000017570 2/4 \$57.00
Shelby Cnty Judge of Probate, AL
01/21/2014 08:19:13 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha V. King, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2014.

Martha King
Notary Public



20140121000017570 3/4 \$57.00
Shelby Cnty Judge of Probate, AL
01/21/2014 08:19:13 AM 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 Martha V. King
Mailing Address P O Box 492
Columbiana, AL 35051

Grantee's Name Todd King
Mailing Address 1323 Hwy 30
Columbiana, AL 35051

Property Address Hwy 30
Columbiana, AL

Date of Sale 1-20-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 27,000 33,621

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 1-20-14

Print Martha V. King

Unattester

Sign Martha V. King

(Grantor/Grantee/Owner/Agent) circle one



2014012100017570 4/4 \$57.00
Shelby Cnty Judge of Probate, AL
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Form RT-1