

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, AL 35020

2014021000036320 1/2 \$63.00
Shelby Cnty Judge of Probate, AL
02/10/2014 10:21:47 AM FILED/CERT

Send Tax Notice To:
Nathan A. Kirwen and
Katherine M. Kirwen
252 Strathaven Lane
Pelham, AL 35124

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00) *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)*, the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of where is acknowledged, I,

**Karen A. Barton, an unmarried woman,
whose mailing address is 2450 Cahaba Valley Road, Indian Springs, AL 35124**

herein referred to as Grantor(s)), grant, sell, bargain and convey unto

Nathan A. Kirwen and wife, Katherine M. Kirwen,

whose mailing address is 252 Strathaven Lane, Pelham, AL 35124

(herein referred to as Grantee(s)), 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 the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 1620, according to the Final Plat of Strathaven at Ballantrae Phase I, as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County, Alabama.

Property Address: 252 Strathaven Lane, Pelham, AL 35124

Source of Title: Instrument No. 20080530000219350, Shelby County, Alabama

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

\$184,000.00 of the above consideration paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, I do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend that same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, this 21st day of January, 2014.

GRANTOR(S)

Karen A. Barton
Karen A. Barton

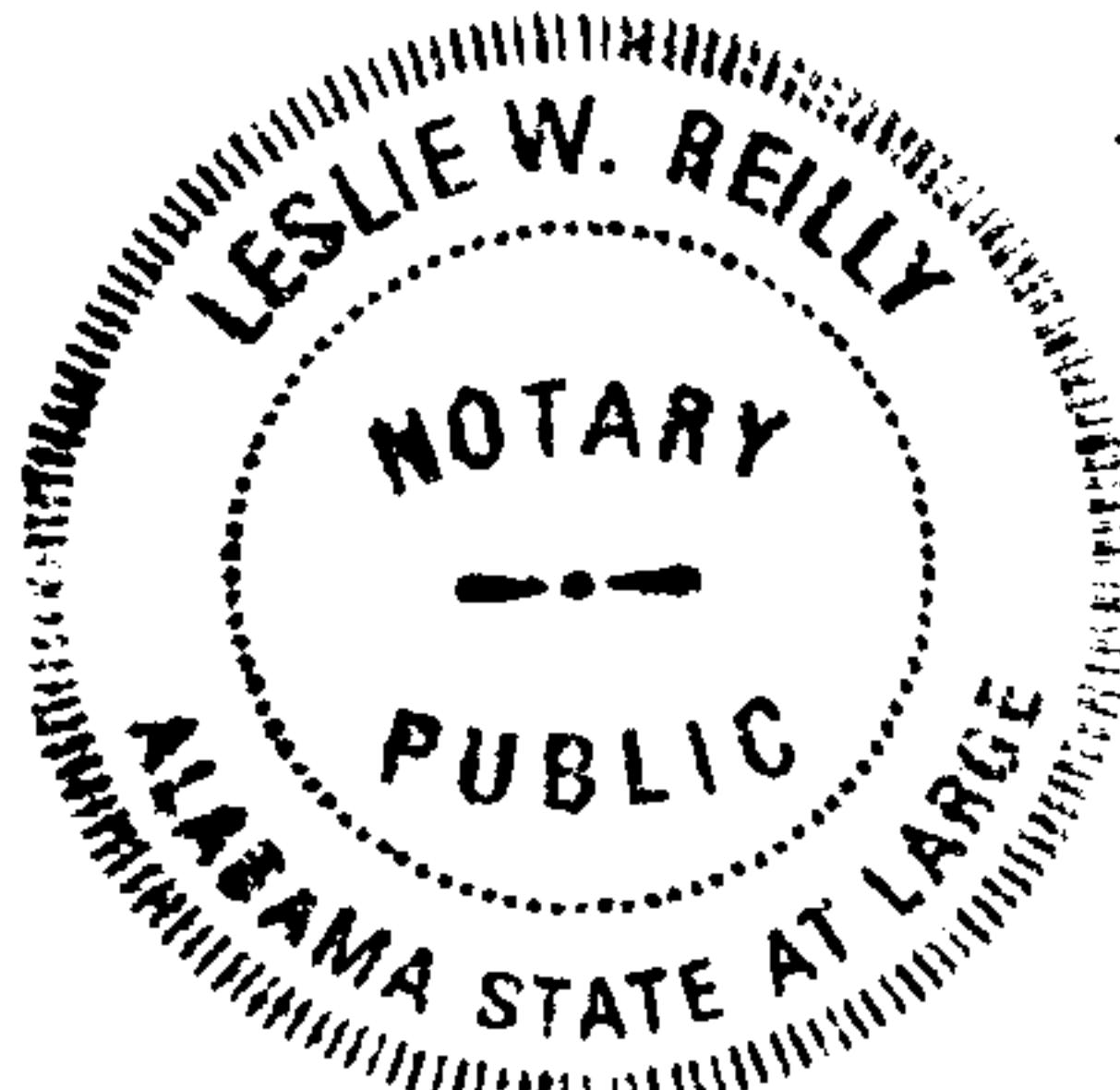
(STATE OF Alabama)
(JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby Karen A. Barton whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2014.

Leslie W. Reilly
NOTARY PUBLIC -Leslie W. Reilly
My Commission Expires: 2-4-17



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 A. Barton
Mailing Address _____

Grantee's Name Nathan A. Kirwen
Mailing Address 252 Strathaven Lane
Pelham, AL 35124

Property Address

252 Strathaven Lane
Pelham, AL 35124

Date of Sale January 21, 2014

Total Purchase Price \$230,000.00
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 January 2/2014

Print Nathan A. Kirwen

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one



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