

Send tax notice to:
Kay Keenan Filler
Steve Judson Filler
1940 Mountain Laurel Lane
Hoover, AL 35244
NTC1400020

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty One Thousand and 00/100 Dollars (\$161,000.00) in hand paid to the undersigned **Treasa B. Britt, an unmarried woman**, (hereinafter referred to as "Grantor"), by **Kay Keenan Filler and Steve Judson Filler** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 11, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8, Pages 9 and 9A, in the Probate Office of Shelby County, Alabama.

Parcel II:

Part of the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NE corner of Lot 11, Davenport's Addition to Riverchase West, Sector 1, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 9, run in a Westerly direction along the North line of said Lot 11 for a distance of 118.98 feet to the NW corner of said Lot 11; thence turn an angle to the right of 89 degrees 25' 52" and run in a Northerly direction for a distance of 147.29 feet to an existing iron pin; thence run an angle to the right of 123 degrees 19' 48" and run in a Southeasterly direction for a distance of 144.03 feet; thence turn an angle to the right of 57 degrees 48' and run in a Southerly direction for a distance of 69.00 feet to the point of beginning.

SUBJECT TO:

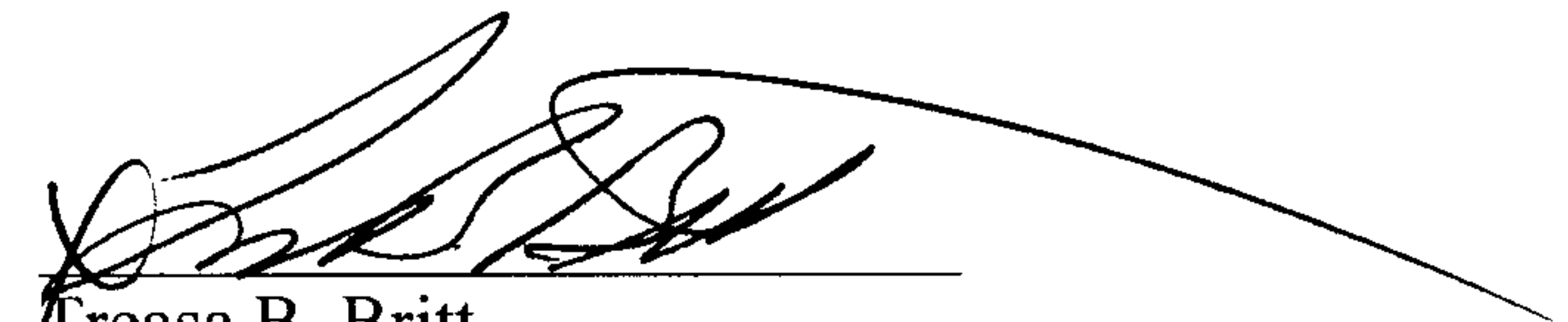
ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Treasa B. Britt has hereunto set her signature and seal on February 17, 2014.

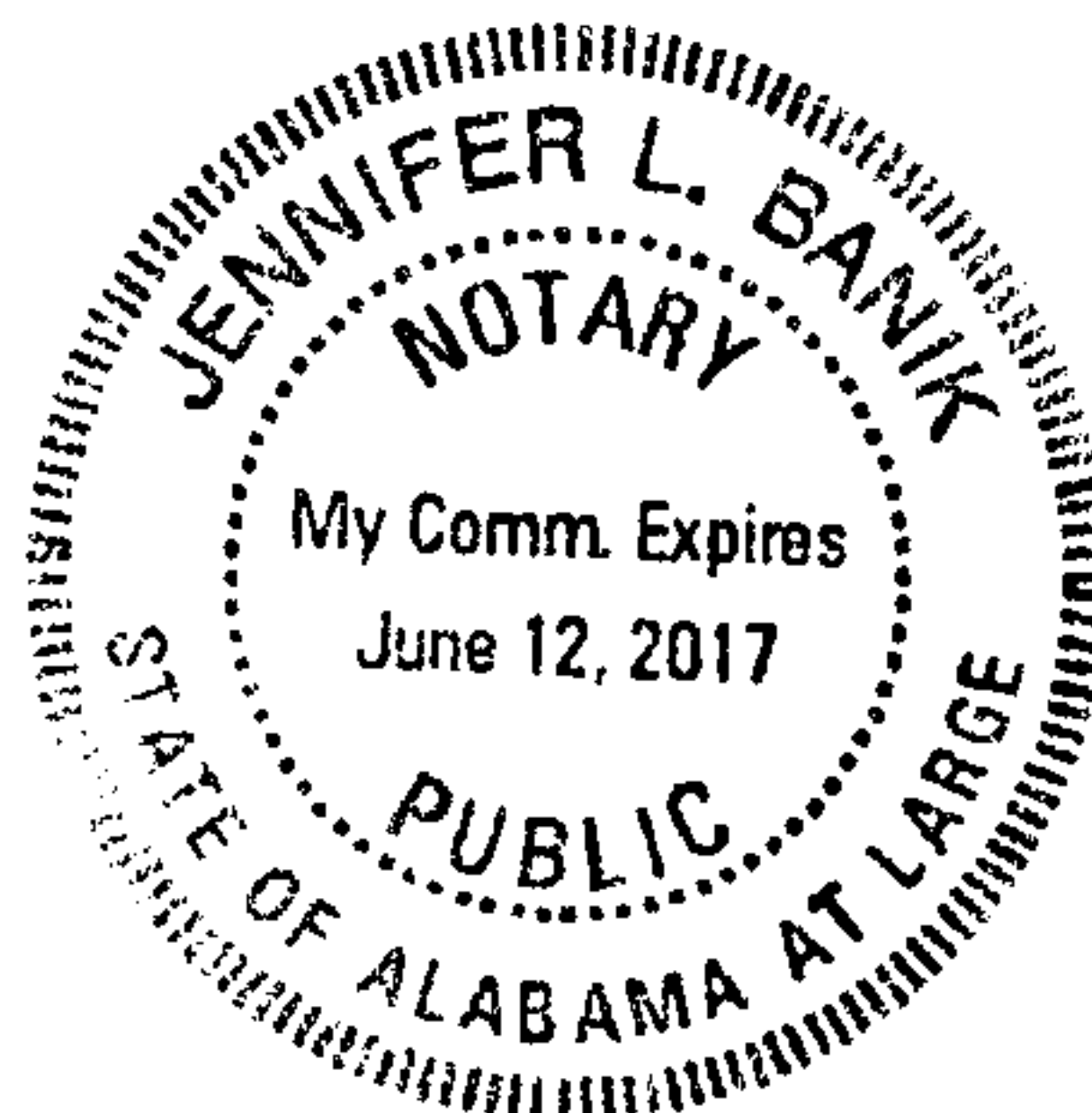

Treasa B. Britt

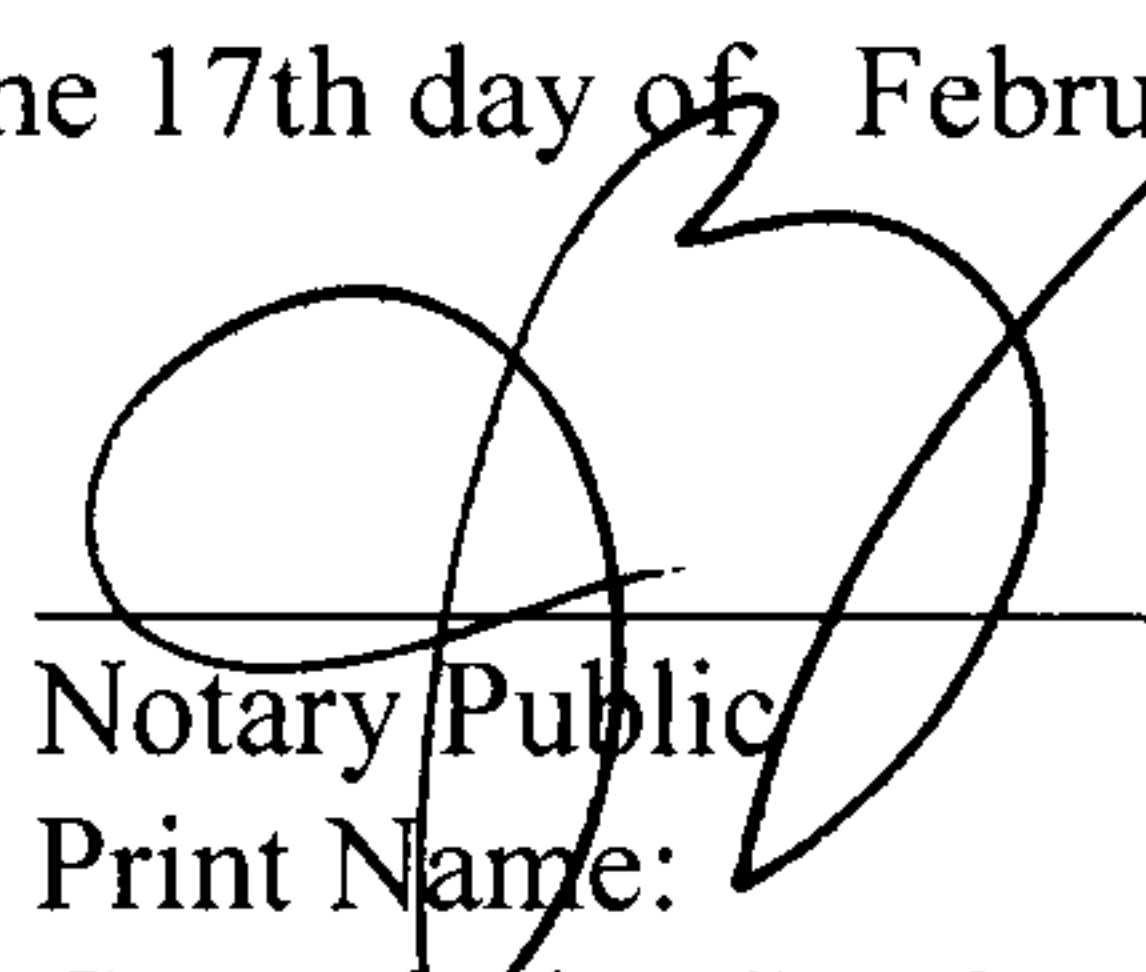
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Treasa B. Britt, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires:


20140221000048780 2/3 \$181.00
Shelby Cnty Judge of Probate, AL
02/21/2014 02:51:26 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 Treasa B Britt Grantee's Name Kay Keenan Filler
Mailing Address 3422 Indian Lake Dr Mailing Address PO Box 24118
Pelham, AL Birmingham AL
35124 35260

Property Address 1940 Mountain Laurel Lane Date of Sale 2-17-14
Noon, AL Total Purchase Price \$ 161,000
35244 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.

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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 any

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 2-17-14

Print Jennifer Britt

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1