

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
William Hugh Marion, Jr.  
141 Rosburg Drive  
Calera, AL 35040

20140401000091510  
04/01/2014 10:19:01 AM  
DEEDS 1/2

**GENERAL WARRANTY DEED**



20140401000091510 1/2 \$143.50  
Shelby Cnty Judge of Probate, AL  
04/01/2014 10:19:01 AM FILED/CERT

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Six Thousand Five Hundred And No/100 Dollars (\$126,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kimberly Dawn Kent, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Hugh Marion, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 76, according to the survey of Rosburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

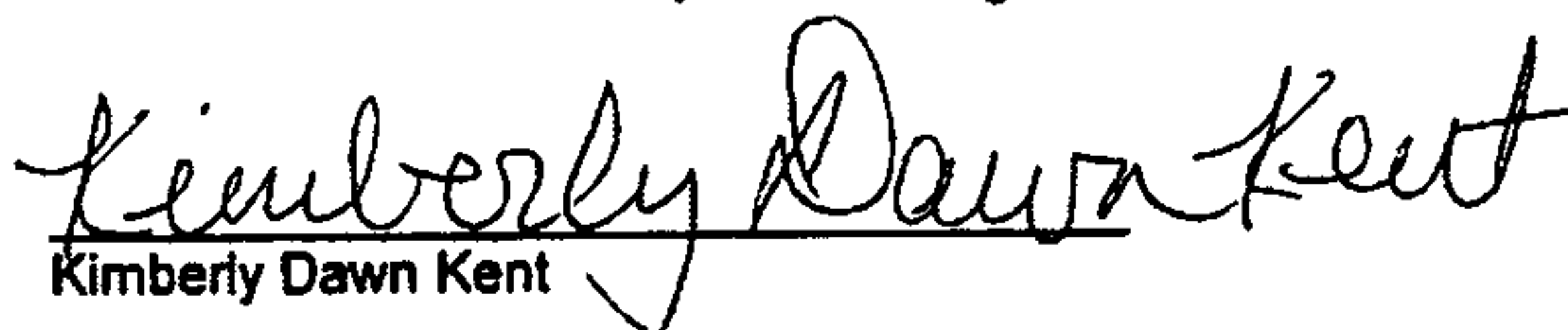
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirteen Thousand Eight Hundred Fifty And No/100 Dollars (\$113,850.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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.

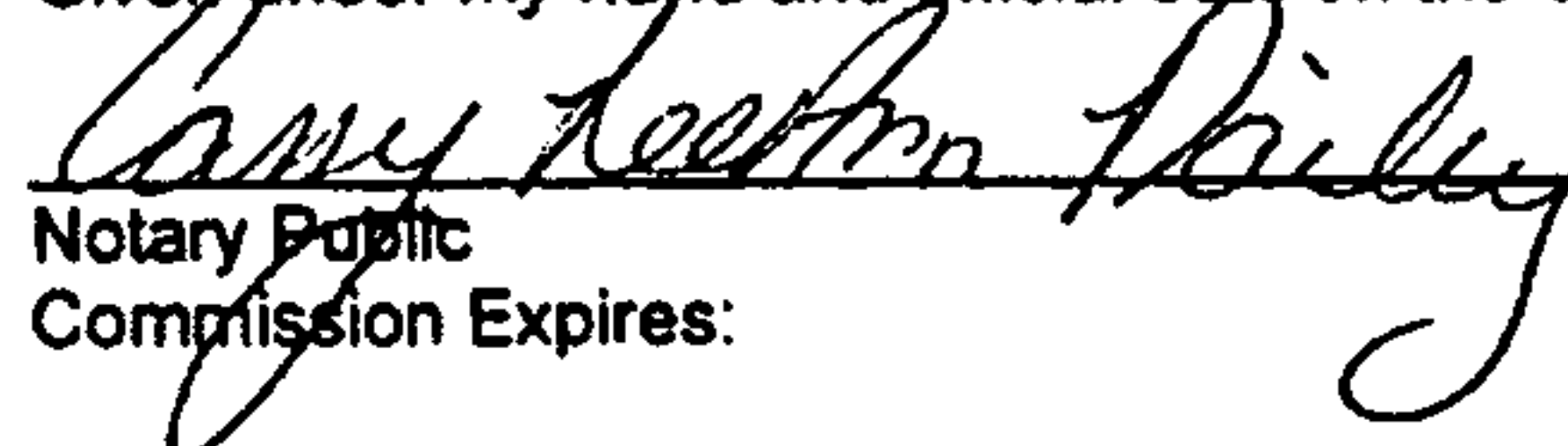
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 31, 2014.

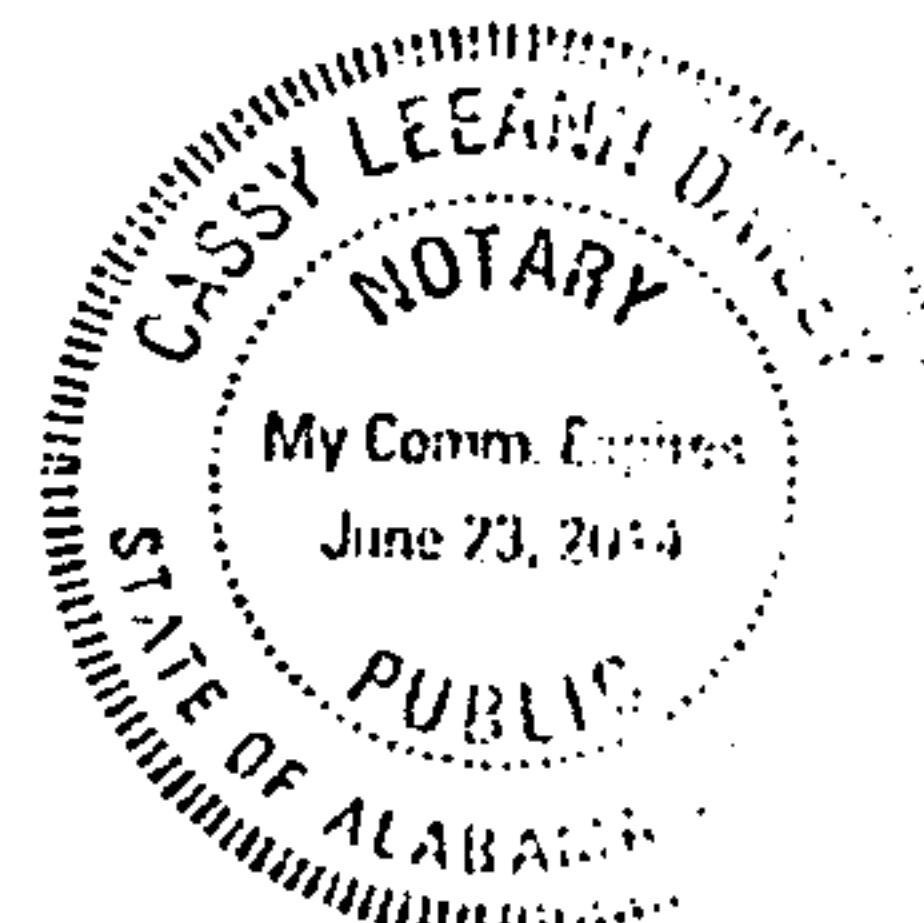
  
Kimberly Dawn Kent

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Dawn Kent, 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 on the day same bears date.

Given under my hand and official seal on the 31st day of March, 2014.

  
Cassidy Lee  
Notary Public  
Commission Expires:







20140401000091510 2/2 \$143.50  
 Shelby Cnty Judge of Probate, AL  
 04/01/2014 10:19:01 AM FILED/CERT

20140401000091510 04/01/2014 10:19:01 AM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name Kimberly Dawn Kent  
 Mailing Address 141 Rossburg Drive  
 Calera, AL 35040

Grantee's Name William Hugh Marion, Jr.  
 Mailing Address 141 Rossburg Dr.  
Calera AL 35040

Property Address 141 Rossburg Drive  
 Calera, AL 35040

Date of Sale March 31, 2014  
 Total Purchase Price \$126,500.00  
 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 - Kimberly Dawn Kent, 141 Rossburg Drive, Calera, AL 35040.

Grantee's name and mailing address - William Hugh Marion, Jr., . .

Property address - 141 Rossburg Drive, Calera, AL 35040

Date of Sale - March 31, 2014.

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: March 31, 2014

Sign Kimberly Dawn Kent  
 Agent



Filed and Recorded  
 Official Public Records  
 Judge James W. Fahrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/01/2014 10:19:01 AM

Shelby County, AL 04/01/2014  
 State of Alabama  
 Deed Tax: \$126.50

*James W. Fahrmeister*