This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO:
Allen W. Litton and Mary L. Litton As
Co-Trustees of the Litton Family Trust
1127 Rushing Parc Drive
Hoover, AL 35244

20140411000105080 04/11/2014 08:06:48 AM DEEDS 1/2

## **GENERAL WARRANTY DEED**

STATE OF ALABAMA	)
SHELBY COUNTY	)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Eighty-Two Thousand And No/100 Dollars (\$382,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Paul C. Kidd, an unmarried man, and Cathy B. Kidd, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Allen W. Litton and Mary L. Litton As Co-Trustees of the Litton Family Trust dated February 6, 2009 (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 21, according to the Survey of Rushing Pare Sector One, as recorded in Map Book 19, Page 20, in the Probate Office of 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 Sixty-Four Thousand And No/100 Dollars (\$164,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 April 10, 2014.

Paul C. Kidd

Cathy B. Kidd

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul C. Kidd and Cathy B. Kidd, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 10th day of April, 2014.

Notary Public
Commission Expires:

CSRIOTARY

OF ALABAMA

F. JOHNSON

F. JOHN

FILE NO.: TS-1400509

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20140411000105080 04/11/2014 08:06:48 AM DEEDS 2/2

Allen W. Litton and Mary L. Litton As Grantee's Name Paul C. Kidd and Cathy B. Kidd Grantor's Name Co-Trustees of the Litton Family Trust dated February 6, 2009 1100 Birchall Lane, Apt 110 Mailing Address 1127 Rushing Parc Drive Mailing Address Hoover, AL 35142 Hoover, AL 35244 April 10, 2014 Date of Sale Property Address 1127 Rushing Parc Drive \$382,000.00 Total Purchase Price Hoover, AL 35244 or **Actual Value** 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) **Appraisal** Bill of Sale Other: Sales Contract

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 - Paul C. Kidd and Cathy B. Kidd, 1127 Rushing Parc Drive, Hoover, AL 35244.

Grantee's name and mailing address - Allen W. Litton and Mary L. Litton As Co-Trustees of the Litton Family Trust dated February 6, 2009, 1100 Birchall Lane, Apt 110, Hoover, AL 35142.

Property address - 1127 Rushing Parc Drive, Hoover, AL 35244

Date of Sale - April 10, 2014.

X Closing Statement

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 <u>Code of Alabama 1975</u> & 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: April 10, 2014

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2014 08:06:48 AM
\$235.00 CHERRY

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