


Send tax notice to:

James Keating
1436 Whirlaway Ct
Helena AL 35080
NTC 1400056
STATE OF ALABAMA
Shelby COUNTY

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

WARRANTY DEED


20140501000129770 1/3 \$96.50
Shelby Cnty Judge of Probate, AL
05/01/2014 02:15:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Five Thousand One Hundred and 00/100 Dollars (\$75,100.00) in hand paid to the undersigned, **Perry T. Blackerby, a married man by and through his attorney-in-fact, Sarah Crocker** (hereinafter referred to as "Grantor"), by **James L. Keating and Suzanne B. Keating, Trustees of the James L. Keating Revocable Trust dated October 3, 1990, and any amendments thereto** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 87, according to the Survey of Chase Creek Townhomes Phase Two, as recorded in Map Book 19, Page 160, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The above referenced property is not the homestead of the grantor or his spouse.

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

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

Shelby County, AL 05/01/2014
State of Alabama
Deed Tax: \$75.50

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 31st day of March, 2014.

Perry T. Blackerby, by and through his attorney-in-fact, Sarah Crocker

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Crocker as attorney-in-fact, for Perry T. Blackerby, a married man, 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 and in her capacity as attorney-in-fact for Perry T. Blackerby on the day the same bears date.

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

(Notary Seal)

[Signature]

Notary Public

Print Name:

Commission Expires:





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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Perry Blackerby
4409 Crossings Ridge
Bham 35242

Grantee's Name
Mailing Address

James Keating
1436 Whirlaway Court
Helena AL 35080

Property Address

172 Chase Creek Circle
Pelham AL 35124

Date of Sale

Total Purchase Price \$

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 3-31-14

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1