

TS14-245

SEND TAX NOTICE TO:  
Thomas Aaron Lawler  
410 Enclave Drive, Calera, AL 35040

20140515000146880 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/15/2014 11:55:32 AM FILED/CERT

WARRANTY DEED  
JOINT TENANCY

State of Alabama  
County of Shelby

That in consideration of One Hundred Eighteen Thousand and 00/100 (\$118,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Caitlan M. Kessinger, An Unmarried Woman, and William R. Ammons, An Unmarried Man,

herein referred to as grantor does grant bargain, sell and convey unto

Thomas Aaron Lawler and Erica Dawn Lawler

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 31, according to the Survey of The Enclave, Phase I, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama

Subject to:

1. Taxes for the year 2014 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

**3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 120,537.00 EXECUTED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors and administrators covenant with the 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 a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set own hands and seals on this 7<sup>th</sup> day of

May, 2014

Caitlan M. Kessinger  
Caitlan M. Kessinger

William R. Ammons  
William R. Ammons

(STATE OF ALABAMA)  
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Caitlan M. Kessinger and William R. Ammons, 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 voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 7<sup>th</sup> day of MAY, 2014

[Signature] Commission Expires 8-1-2017  
Notary Public

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071



Real Estate Sales Validation Form

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

Grantor's Name Caitlan M. Kessinger and William R. Ammons Grantee's Name Aaron Lawler and Erica Dawn Lawler

Mailing Address 410 Enclave Drive Calera, AL 35040

Mailing Address 410 Enclave Dr Calera, AL 35040

Property Address 410 Enclave Drive Calera, AL 35040

Date of Sale May 7, 2014
Total Purchase Price \$118,000.00
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
X 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 - Caitlan M. Kessinger and William R. Ammons, 410 Enclave Drive, Calera, AL 35040.

Grantee's name and mailing address - Aaron Lawler and Erica Dawn Lawler, , .

Property address - 410 Enclave Drive, Calera, AL 35040

Date of Sale - May 7, 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: May 7, 2014

Signature line with 'Sign' and 'Agent' labels and a handwritten signature.

