

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
276 Keller Drive
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kuntintine Keller, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Cameron Keller (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 700 feet to the point of beginning; thence continue North along said East line 420 feet; thence turn left and run West 210 feet; thence turn left and run south 420 feet; thence turn left and run East 210 feet to the point of beginning, containing 2 acres, more or less.

GRANTOR reserves a life estate in the above described property.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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.


20140620C00188090 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
06/20/2014 02:51:56 PM FILED/CERT

Shelby County, AL 06/20/2014
State of Alabama
Deed Tax: \$15.50

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

16 day of June, 2014.


Kuntintine Keller

STATE OF ALABAMA
SHELBY COUNTY

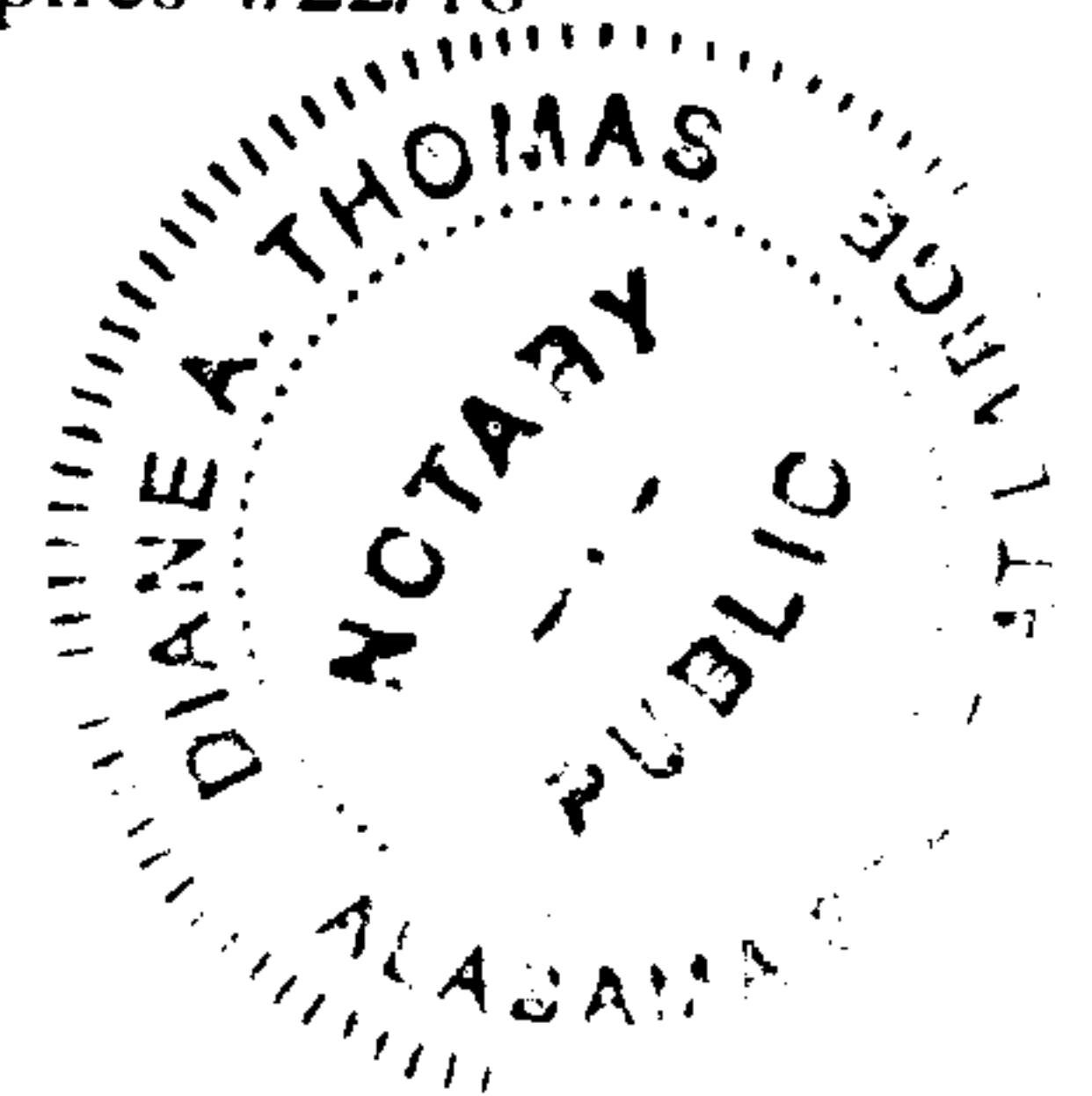
General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kuntintine Keller, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of June, 2014.


Notary Public

My Commission Expires 4/22/18




20140620000188090 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
06/20/2014 02:51:56 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 Kuntintine Keller
Mailing Address 14 Keller Dr
Vincent, AL 35178

Grantee's Name Cameron Keller
Mailing Address 276 Keller Dr
Vincent, AL 35178

Property Address Keller Drive
Vincent, AL

Date of Sale 6-16-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 15,200

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 6-16-14

Print Kuntintine Keller

Unattested

Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

