

Prepared by:
William Latham &
Associates, LLC
PO Box 1319
Clanton, Al. 35046 *Stacy Caudle*
Grantee address:

2633 16th St.
Calera, AL 35040

STATE OF ALABAMA

CHILTON COUNTY


20140806000244180 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/06/2014 01:39:01 PM FILED/CERT

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Two Hundred Fifteen Thousand Dollars and no/100 (\$215,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Brian Joel Killingsworth a single person, Pamela Killingsworth Bolton a married woman and Carol Killingsworth a single person and Gary Dean Bolton and wife Pamela K. Bolton** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **James Michael Jeffers II and Melissa A. Rice, as joint tenants with rights of survivorship** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama:

See Exhibit "A"

\$219,387.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, as joint tenants with rights of survivorship.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 31 day of July, 2014.

Brian Joel Killingsworth
Brian Joel Killingsworth
Pamela Killingsworth Bolton
Pamela Killingsworth Bolton
Pamela K. Bolton
Pamela K. Bolton

Carol Killingsworth
Carol Killingsworth
Gary Dean Bolton
Gary Dean Bolton

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Brian Joel Killingsworth, Carol Killingsworth, Pamela Killingsworth Bolton, Gary Dean Bolton, and Pamela K. Bolton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of July, 2014.

Stacy R. Caudle
NOTARY PUBLIC
My Commission is: 22714

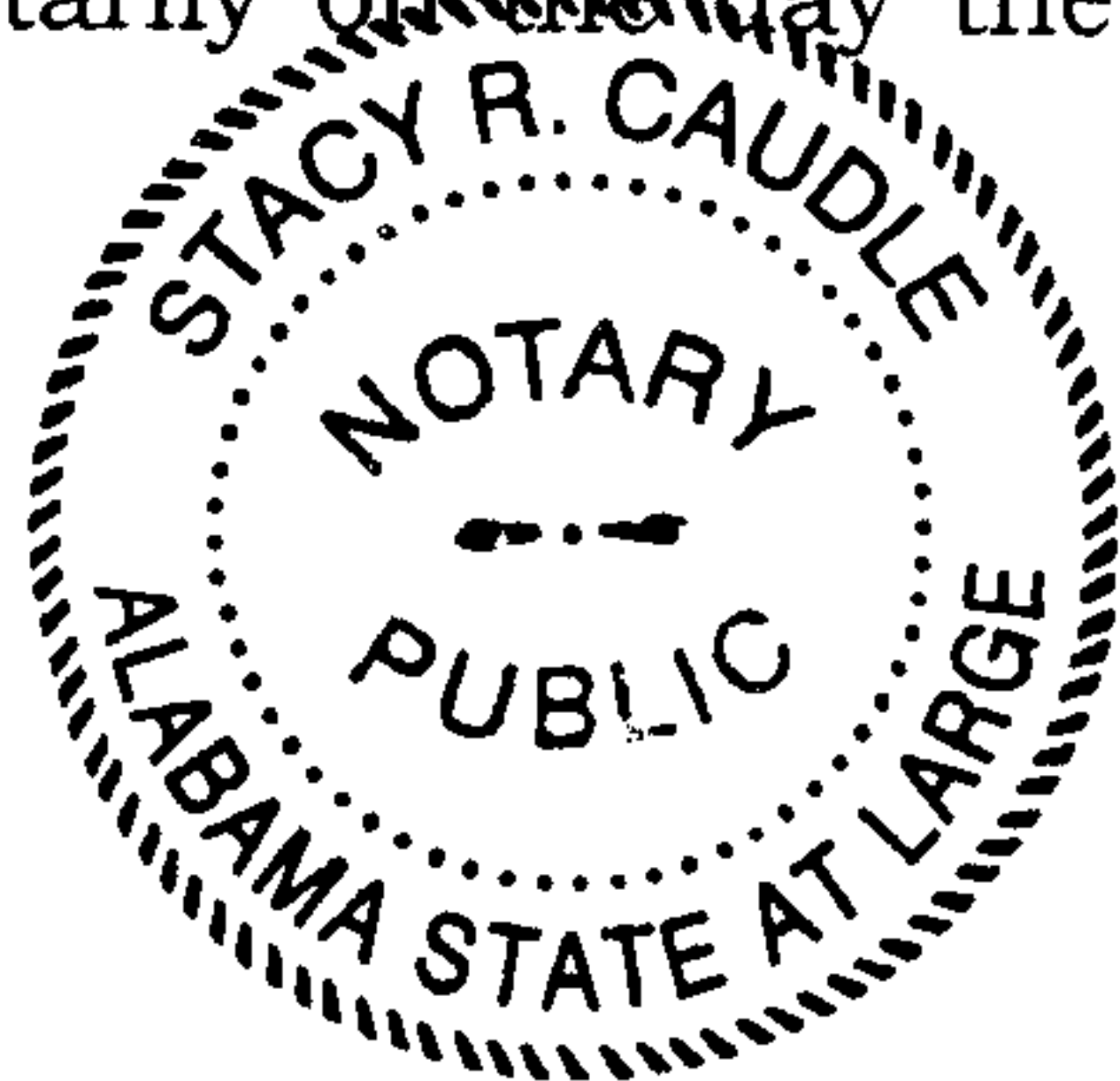


Exhibit "A"


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Parcel 4

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence North 02 deg. 47 min. 12 sec. West, a distance of 502.97 feet to the point of beginning; thence continue along the last described course, a distance of 205.70 feet; thence North 90 deg. 00 min. 00 sec. West a distance of 241.96 feet; thence North 58 deg. 30 min. 42 sec. West a distance of 123.91 feet; thence South 39 deg. 04 min. West, a distance of 253.67 feet; thence South 03 deg. 54 min. 26 sec. East, a distance of 73.40 feet; thence North 90 deg. 00 min. 00 sec. East a distance of 512.50 feet to the point of beginning. Said parcel containing 2.37 acres, more or less.

ALSO, Lots 21, 22 and 23 of Allendale Subdivision, as recorded in Map Book 4, page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 5

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence North 02 deg. 47 min. 12 sec. West, a distance of 708.67 feet to the point of beginning; thence continue along the last described course, a distance of 354.64 feet; thence South 86 deg. 17 min. 18 sec. West, a distance of 190.48 feet; thence South 02 deg. 38 min. 26 sec. East, a distance of 98.82 feet; thence South 39 deg. 04 min. 04 sec. West, a distance of 229.84 feet; thence South 58 deg. 30 min. 42 sec. East, a distance of 123.91 feet; thence North 90 deg. 00 min. 00 sec. East, a distance of 241.96 feet to the point of beginning. Said parcel containing 1.99 acres, more or less.

Above descriptions taken from survey by Rodney Shiflett dated 9/19/2013.

Deed Ref: Inst. 20080626000261750 and Inst. 20030124000044290 and
Deed Ref: Inst. #201311080000440880



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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 Brian Killingsworth Pamela
Mailing Address Polton, Carol Killingsworth
2537 16 St
Calera AL 35040

Grantee's Name James Jeffers
Mailing Address Melissa Rice
2633 16 St.
Calera, AL 35040

Property Address 2633 16 St.
Calera, AL 35040

Date of Sale 7-31-14
Total Purchase Price \$ 215,000.00
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
☒ 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 7-31-14

Print Stacy Caudle

☐ Unattested

Sign

(verified by)

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1