

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-14-21620

Send Tax Notice To: Frank L. Helms

~~Kathryn M. Helms~~ Katherine M. Helms

222 Shady Hills Drive
Montevallo Ala 35115

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ronnie Kent and Vickie Kent**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frank L. Helms and Kathryn M. Helms**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Katherine M. Helms

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein.

\$30,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of September, 2014.


Ronnie Kent



Vickie Kent

State of FL


County of Jackson

I, Jennifer Shiver, a Notary Public in and for the said County in said State, hereby certify that Ronnie Kent and Vickie Kent, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2014.


Notary Public, State of FL
My Commission Expires: March 18, 2018




20140909000282470 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/09/2014 02:36:29 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	Ronnie Kent Vickie Kent	Grantee's Name	Frank L. Helms Katherine M. Helms
Mailing Address	<u>5149 Pecan Rd</u> <u>Graceville Fl 32446</u>	Mailing Address	<u>222 Shady Hill Drive</u> <u>Montevallo AL 35115</u>
Property Address	<u>222 Shady Hill Drive</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>September 04, 2014</u>
		Total Purchase Price	<u>\$100,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 of 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 September 03, 2014

Unattested

a-514
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1




20140909000282470 2/3 \$90.00
Shelby Cnty Judge of Probate, AL
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RK VK

EXHIBIT "A"

Commence at the Northeast corner of said SE ¼ of NW ¼ of Section 2, Township 24 North, Range 12 East and thence West along the North line of said ¼-1/4 section a distance of 210 feet to the West line of a 20' roadway, being the point of beginning; thence continue West along the North line of said ¼-1/4 section a distance of 200 feet; thence run South along the East boundary line of the Bobby Wayne and Linda Kay Phillips lot a distance of 165 feet to the North line of a 20' dirt roadway; thence run easterly along the North line of said roadway a distance of 200 feet to the West line of said first mention 20' roadway; thence run North along the boundary of said 20' roadway running North and South a distance of 169 feet to the point of beginning. Situated in Shelby County, Alabama.



20140909000282470 3/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/09/2014 02:36:29 PM FILED/CERT

Shelby County, AL 09/09/2014
State of Alabama
Deed Tax: \$70.00