

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20141104000347610 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
11/04/2014 01:06:57 PM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Thousand and no/100 Dollars (\$160,000.00)** and other good and valuable consideration to the undersigned grantor,

Keith Krininger, a married man

in hand paid by the grantee,

Douglas D. Deeter

the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A&B in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2015 and subsequent years;

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages;

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama;

Restrictions appearing of record in Instrument 20111025000318010 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of the grantor, Keith K. Krininger or his spouse.

Shelby County, AL 11/04/2014
State of Alabama
Deed Tax: \$160.00



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TO HAVE AND TO HOLD, to the said grantee, **Douglas D. Deeter** and his heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of 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 said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 31st day of October, 2014.

WITNESS:


Keith Krininger

STATE OF ALABAMA
COUNTY OF SHELBY

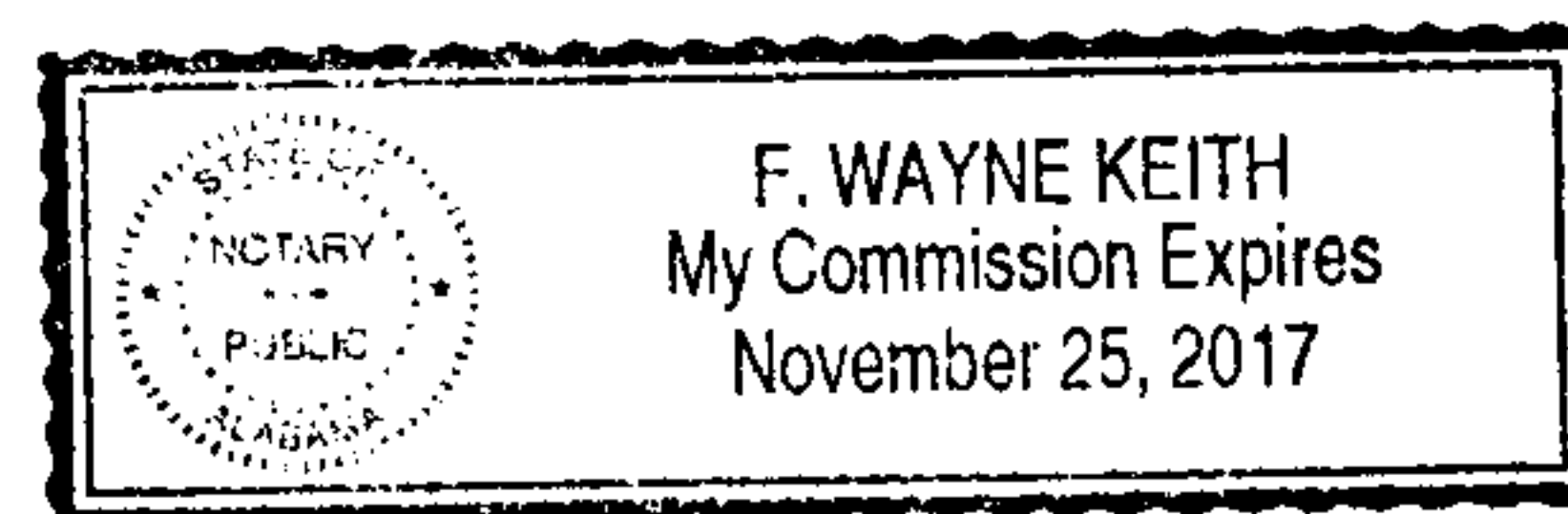
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Keith Krininger, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

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



Notary Public

SEND TAX NOTICE TO:
Douglas D. Deeter
5128 Willow Way
Birmingham, Alabama 35242



Real Estate Sales Validation Form

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

Grantors' Name: Keith Kriniger

Mailing Address : 5313 Mountain Park Circle
Pelham, AL 35124

Grantee's Name: Douglas D Deeter

Mailing Address: 5128 Willow Way
Birmingham, AL 35242

Property Address: Lot 26 Stagg Run, MB 39, Page 67 A&B

Date of Transfer: October 31, 2014

Total Purchase Price \$160,000.00

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.

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: October 31, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

