

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Darlene Kyser
436 Highway 83
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
CHILTON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One no/00 Dollars (\$1.00) and division of Estate Property**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Darlene Barber Kyser, unmarried, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Estate of Maxine Barber, Shelby County Probate Case No. PR-2007-000507, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

The E ½ of the SE ¼ of the NW ¼ of the SE ¼ of section 21, Township 19, Range 2 East, in Shelby County, Alabama, containing five (5) acres, more or less, said property is part of the real estate described in that certain deed from Gray Barber and wife, to Levi Barber which is recorded in Deed Book 89, Page 14, in the Probate Office of Shelby County, Alabama.

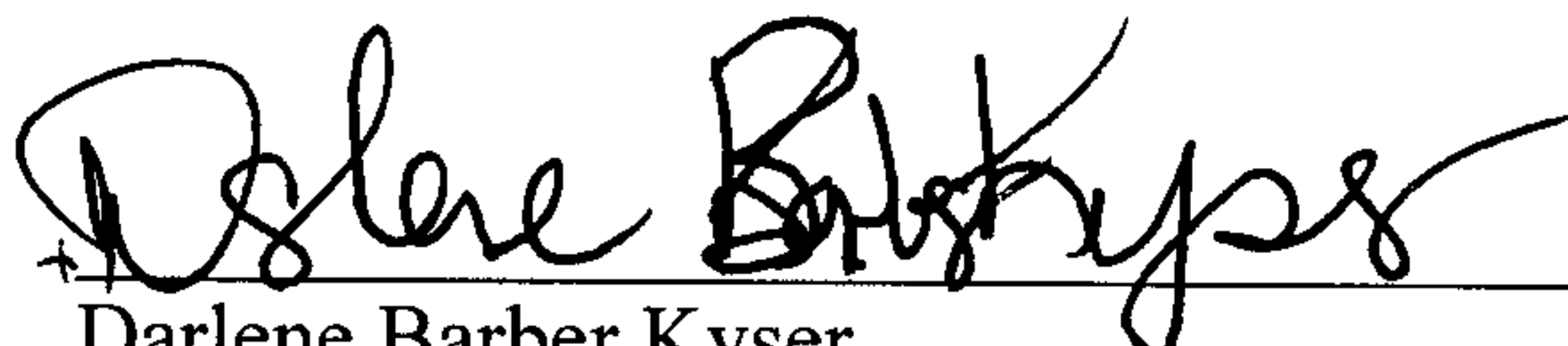
Also a 20 foot easement for ingress and egress across the following described property: The South 10 feet of the SW ¼ of the NW ¼ of Section 21, Township 19, Range 2 East, lying East of Shelby County Highway No. 83.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of November, 2014.



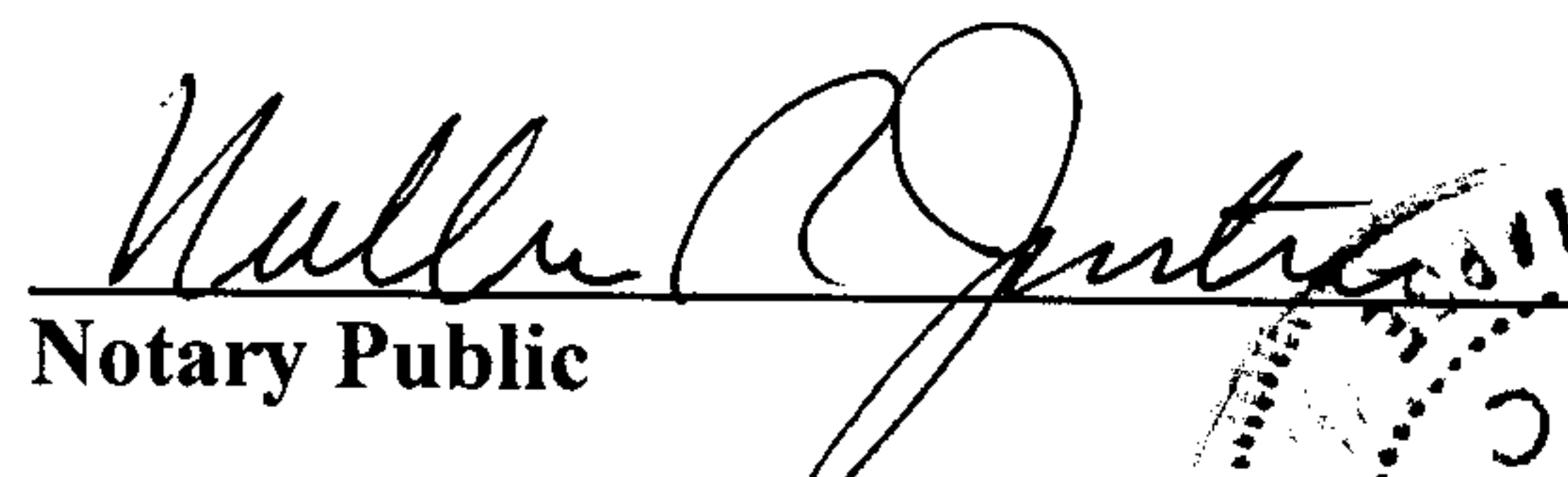
Darlene Barber Kyser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darlene Barber Kyser, 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 she executed the same voluntarily on the day the same bears date.

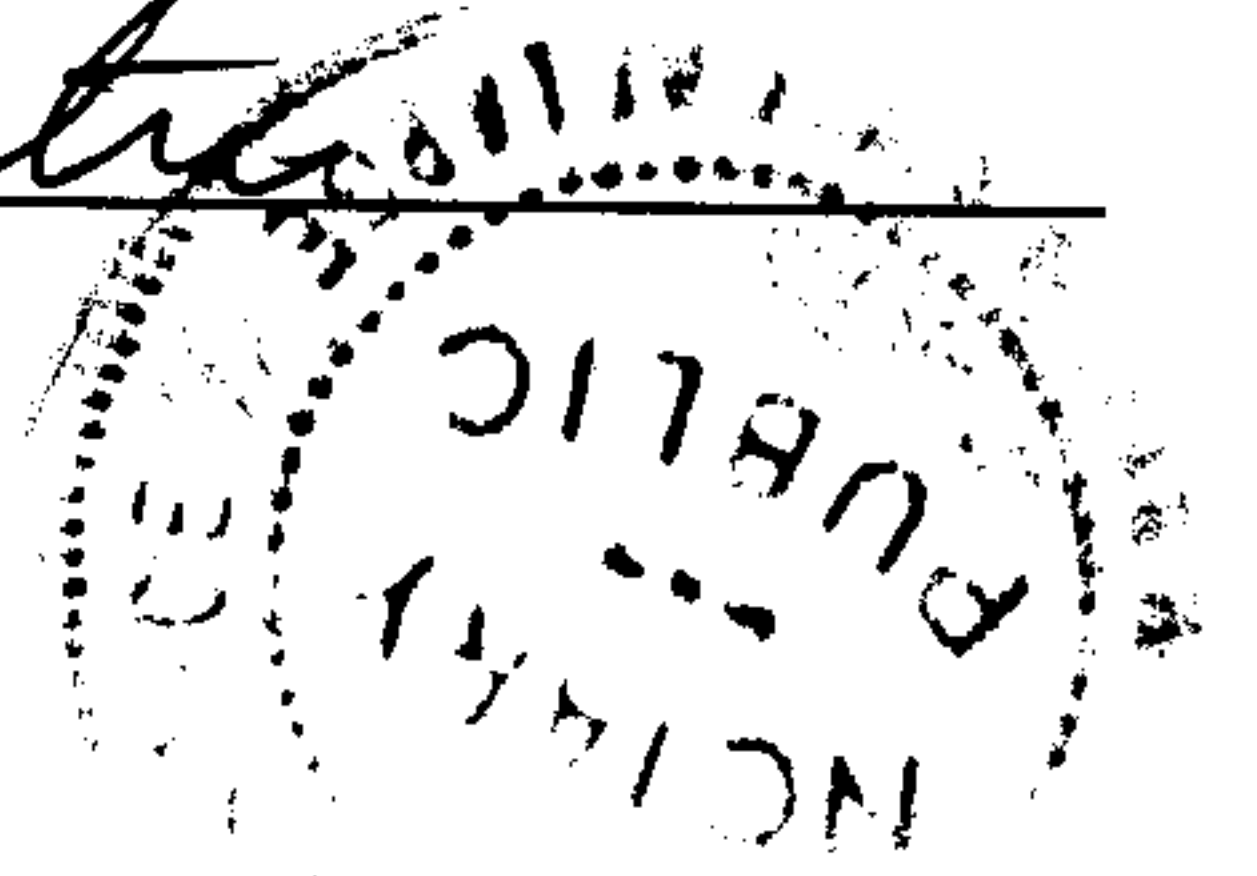
Given under my hand and official seal this 3rd day of November, 2014.

My Commission Expires: 9/12/15



Notary Public


20141110000354540 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/10/2014 03:31:15 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 : Darlene Barber Kyser
Mailing Address 436 Hwy 83
Harpersville, AL 35078

Grantee's Name: Estate of Maxine Barber
Mailing Address: 436 Hwy 83
Harpersville, AL 35078

Property Address: 436 Hwy 83
Harpersville, AL 35078

Date of Sale 11-3-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 45,600.00

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
 x Other – Tax Assessor's office

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 11-3-14

Sign Darlene Barber Kyser
(Grantor/Grantee/Owner/Agent) circle one

Print Darlene Barber Kyser

 Unattested

(Verified by)