

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of ONE DOLLAR and 00/100 Dollars (\$1.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, KAREN M. KARR f/k/a KAREN M. BROKAW and husband, KENNETH W. KARR (herein referred to as GRANTOR) do grant, bargain, sell and convey unto KAREN M. KARR and husband, KENNETH W. KARR, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following real estate together with an easement situated in Shelby County, Alabama to wit:

Lot 13, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A & B, in the Probate office of Shelby County, Alabama.
Parcel ID Number 10-6-14-0-004-012, which currently has the address of: 4213 Heritage Oaks Circle, Birmingham, Alabama 35242.

Subject to:

1. Taxes, assessments or dues from the local district for the year 2014 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property as a result of the exercise of such rights.
3. Building set back line of 30 feet, as shown by plat.
4. Restrictions, covenants and conditions as set out in Real Volume 152, Page 657 in said Probate Office.
5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 136, Page 426, Deed Book 134, Page 514, Deed Book 139, Pages 128 and 140 and Deed Book 220, Page 69 in said Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real Volume 140, Page 735 and covenants pertaining thereto, recorded in Real Volume 140, Page 744, in said Probate Office.
7. Restrictions, covenants and conditions as set out in Map Book 11, Page 23, in said Probate Office.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Karen M. Karr f/k/a Karen M. Brokaw is the surviving Grantee of that certain deed recorded at instrument 1997-28529 in the Probate Court of Shelby County, Alabama, the other Grantee, Jon Douglas Brokaw, having died on April 12, 2008.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of November, 2014.

Witness:

Lindsey McCullagh

Jaylon Morrison

Karen M. Karr
KAREN M. KARR

Kenneth W. Karr
KENNETH W. KARR

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Karen M. Karr f/k/a Karen M. Brokaw and husband, Kenneth W. Karr, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the content of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 19th day of November, 2014

Kristi Lea Pitts
Notary Public

My commission expires: 11/30/2014

Send Tax Notice To:

This Instrument Prepared By:

Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35260

No title opinion requested, none rendered.



20141202000377620 2/3 \$216.50
Shelby Cnty Judge of Probate, AL
12/02/2014 08:07:50 AM 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 Karen N. Brokaw
Mailing Address Kenneth W. Karr
4213 Heritage Oaks Cir.
Bham, AL 35242

Grantee's Name Karen N. Brokaw
Mailing Address Kenneth W. Karr
4213 Heritage Oaks Cir.
Bham, AL 35242

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____



20141202000377620 3/3 \$216.50
Shelby Cnty Judge of Probate, AL
12/02/2014 08:07:50 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 196,500.00

Transfer tax due on 1/2

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 11/25/14

Print JEFF POWELL

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1