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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
KHL Properties, LLC
130 Inverness Plaza, Suite #306
Birmingham, AL 35242

File #: OSLAW-KHL917

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of one thousand
0/100 (\$ 1,000) Dollars and other good and valuable consideration to the
undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,
KEYSTONE HOME LEASING, LLC, whose post office address is 130 Inverness Plaza, Suite #306,
Birmingham, AL 35242, (herein referred to as Grantor), does hereby grant, bargain, sell and convey KHL
PROPERTIES, LLC, whose address is 130 Inverness Plaza, Suite #306, Birmingham, AL 35242, (herein
referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being
more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Seller to convey the title by special warranty deed without any other covenants of the title
or the equivalent for the state the property is located. Seller makes no representations or
warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or
otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the
said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said
premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a
good right to sell, that the executors and administrators shall specially warrant and defend same to said
Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 16 day of December, 2014.

[Signature]

Witness

Brandon Allen

Printed Name

Michelle Larsen

Witness

Michelle Larsen

Printed Name

KEYSTONE HOME LEASING, LLC

[Signature]

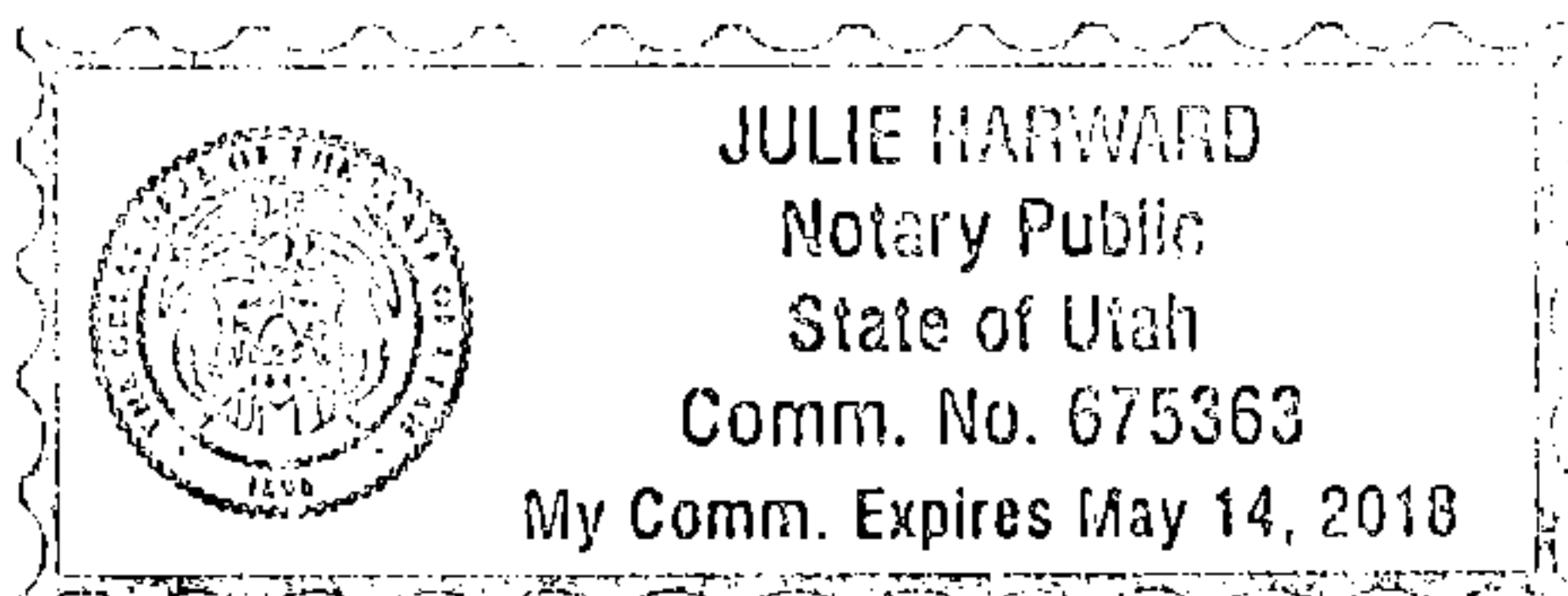
BRANDON NIELSON, as Managing Partner

STATE OF Utah }

COUNTY OF Salt Lake }

I, Julie Harward, hereby certify that BRANDON NIELSON, as Managing Partner, For: KEYSTONE HOME LEASING, LLC, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of December, 2014



Julie Harward

Notary Public

My commission expires: 5/14/18

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT A

File # OSLAW-KHL917

LOT 29, ACCORDING TO SURVEY OF HUNTER'S GLEN, FIRST ADDITION, AS RECORDED IN
MAP BOOK 6, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Parcel No: 144184002006000

Property Address: 29 Fox Hound Trail, Pelham, AL 35124

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Keystone Home Leasing, LLC
 Mailing Address 130 Inverness Plaza Ste 306
Birmingham, AL 35242

Grantee's Name KHL Properties, LLC
 Mailing Address 130 Inverness Plaza Ste 306
Birmingham, AL 35242

Property Address 29 Fox Hound Trail
Pelham, AL 35124

Date of Sale 12/17/14
 Total Purchase Price \$ 1,000
 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 Transfer

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 12/17/14

Print Brandon Nielson

Unattested

[Signature]
 (verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/22/2014 04:05:07 PM
 \$24.00 CHERRY
 20141222000402620

[Signature]

Form RT-1