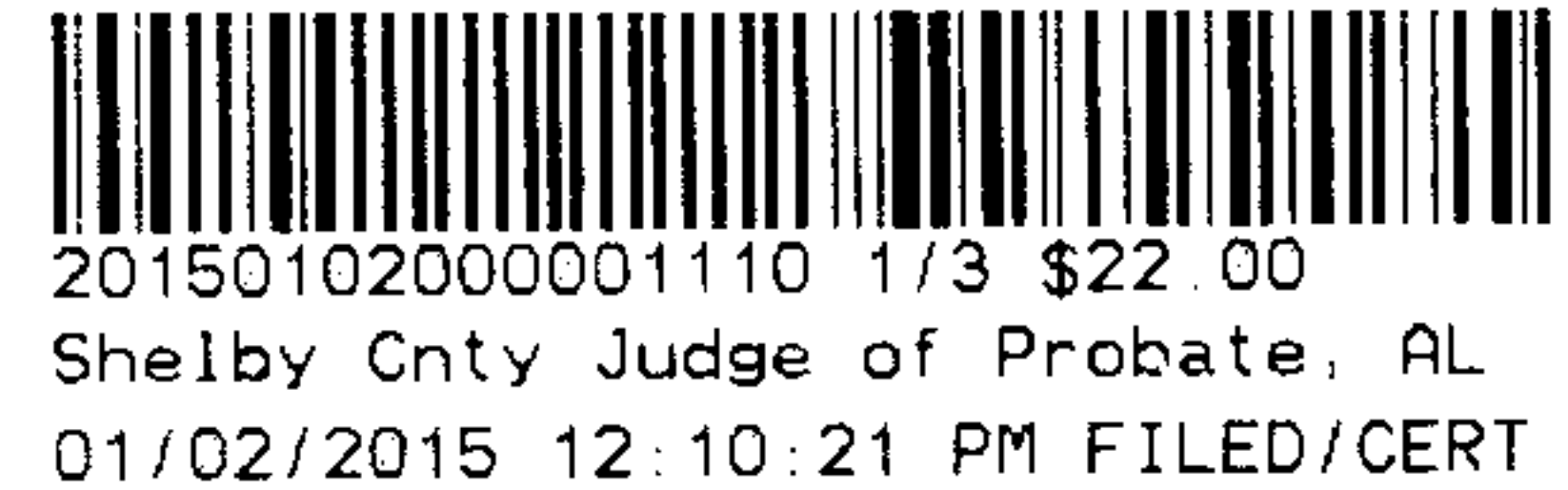


Send tax notice to:
Cynthia H. Keyes
2113 Roszburg Place
Calera, AL 35040

This instrument prepared by:
 Stewart & Associates, P.C.
 3595 Grandview Pkwy, #350
 Birmingham, Alabama 35243

STATE OF ALABAMA
 Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Five Thousand and 00/100 Dollars (\$95,000.00) in hand paid to the undersigned, Michael S. Cline and Kathryn B. Cline, Husband and Wife, (hereinafter referred to as "Grantors"), by Cynthia H. Keyes (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127A, according to the Amended Map of Lots 126 & 127 Roszburg Townhomes, as recorded in Map Book 36, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
 ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
 CONDITIONS OF RECORD.

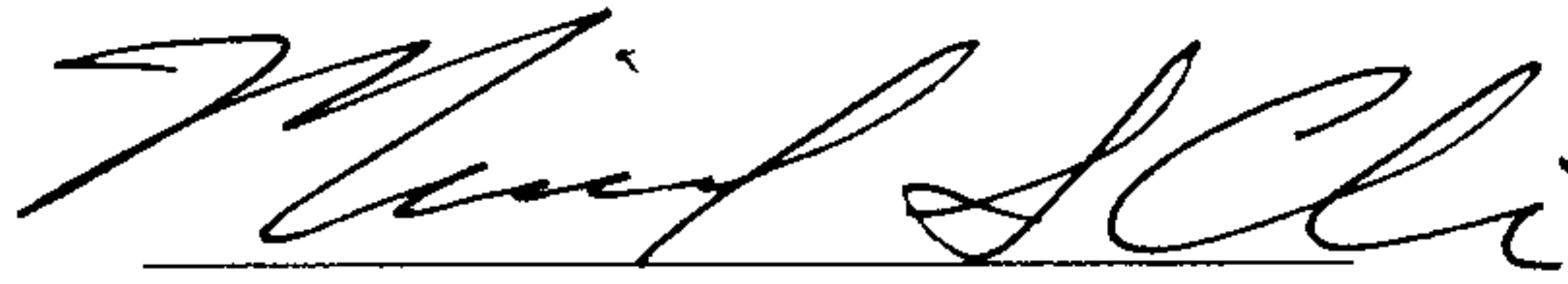
\$93,279.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
 A MORTGAGE LOAN.

Kathryn B. Cline is one and the same person as Kathryn B. Bludsworth in deed dated 5-10-2006 and recorded 5-11-2006 in Instrument 20060511000223880.

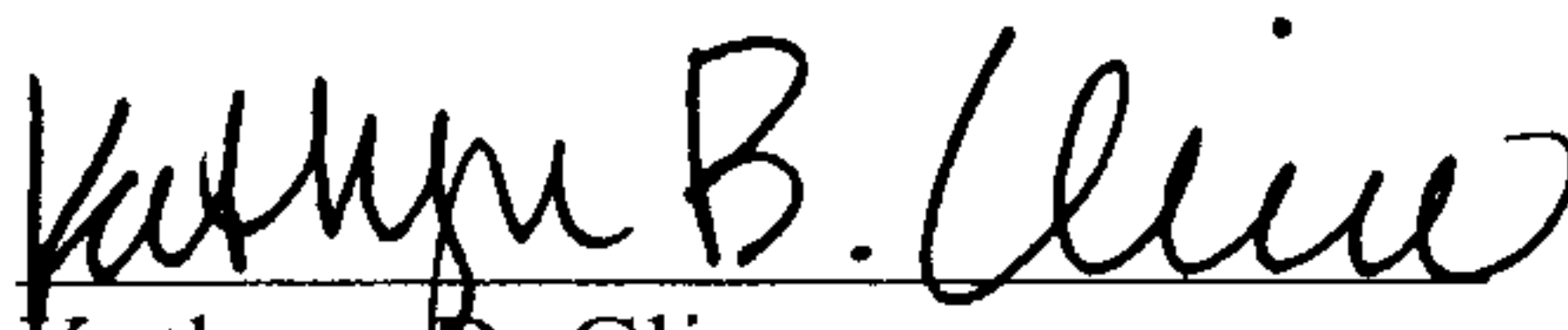
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 29th day of December, 2014.



Michael S. Cline



Kathryn B. Cline

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael S. Cline and Kathryn B. Cline, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 29TH day of DECEMBER 2014



Notary Public

Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17



20150102000001110 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/02/2015 12:10:21 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 MICHAEL A KATHRYN CLEVE
Mailing Address 6543 QUAIL RUN DRIVE
PELHAM, AL 35124

Grantee's Name CYNTHIA H. KEYES
Mailing Address 2113 ROSSBURG PLACE
CALERA, AL 35040

Property Address 2113 ROSSBURG PLACE
CALERA, AL 35040

Date of Sale 12/29/14
Total Purchase Price \$ 95,000

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

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 12/29/14

Print DAVID W. LEWIS

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150102000001110 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/02/2015 12:10:21 PM FILED/CERT