

NTC1500022

Send tax notice to:

James L. Keating

1436 Whirlaway Court

Helena, AL 35080

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY



20150202000034770 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
02/02/2015 01:24:07 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Six Thousand and 00/100 Dollars (\$86,000.00) in hand paid to the undersigned, **Kimberly M. Williams, an unmarried woman** (hereinafter referred to as "Grantor"), by **James L. Keating and Suzanne B. Keating, Trustees of the James L. Keating Revocable Trust dated October 3, 1990, and any amendments thereto** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

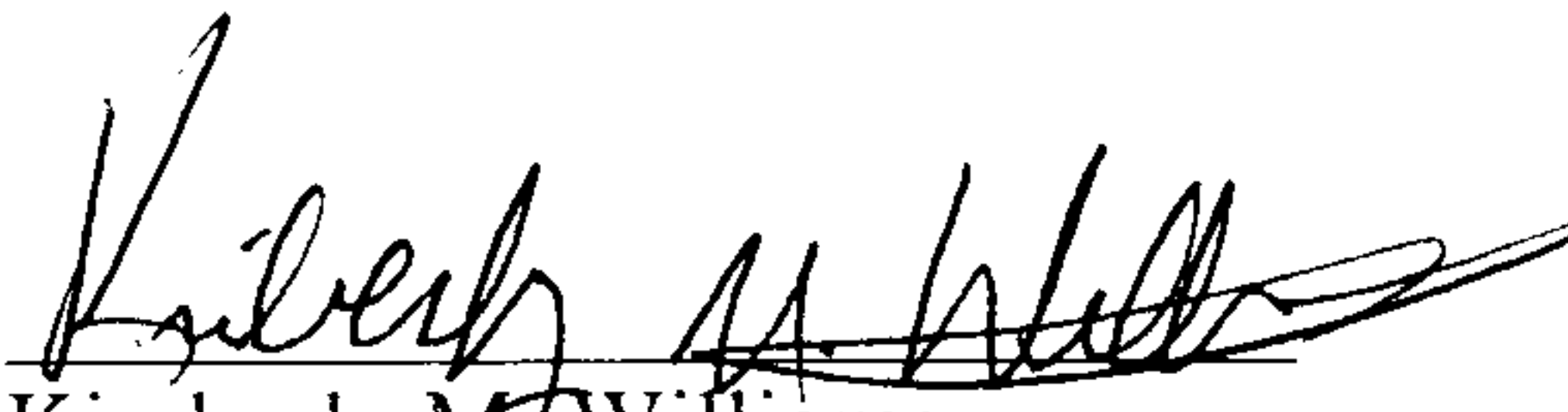
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

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

Shelby County, AL 02/02/2015
State of Alabama
Deed Tax: \$86.00

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 30th day of January, 2015.


Kimberly M. Williams

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly M. Williams, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of January, 2015.


(Notary Seal)

Notary Public: 

Printed Name: DAVID W. LEWIS

My commission expires:

3/25/17


20150202000034770 2/3 \$107.00
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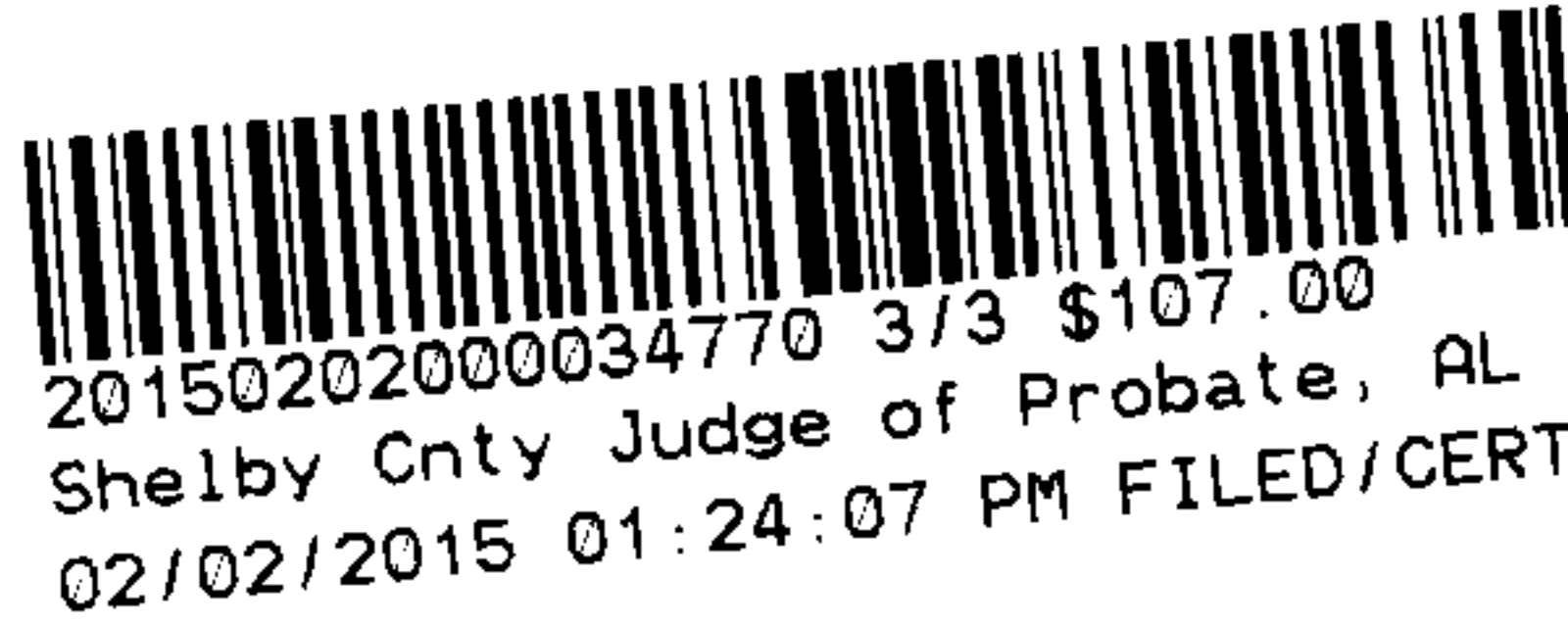
Real Estate Sales Validation Form

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

Grantor's Name: Kimberly M. Williams
Mailing Address: 2740 Oakleaf Circle

Grantee's Name: James L. Keating and Suzanne B. Keating
Trustees of the James L. Keating Revocable Trust
Mailing Address: 126 Sugar Dr
Pelham, AL 35124

Helena, AL
35022



Date of Sale: 1/30/2015

Property Address: 126 Sugar Dr
Pelham, AL 35124

Total Purchase Price: \$86,000.00

or

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a

County: Shelby

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: 1/30/2014

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1