

Send tax notice to:  
Jake E. Kelly & Kayla R. Kelly  
1092 Village Trail  
Calera, AL 35040  
File No. PEL1500021

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand Nine Hundred and 00/100 Dollars (\$110,900.00) in hand paid to the undersigned, **Janet Robinson, an unmarried woman, Steven Barr, a married man, Dennis Barr, a married man, and Delores Barr, an unmarried woman** (hereinafter referred to as "Grantors"), by **Jake E. Kelly & Kayla R. Kelly**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 120, Block 8, according to the Map of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.**

The property being conveyed herein does not constitute the homestead of Steven Barr nor Dennis Barr and is not the homestead of their spouses.

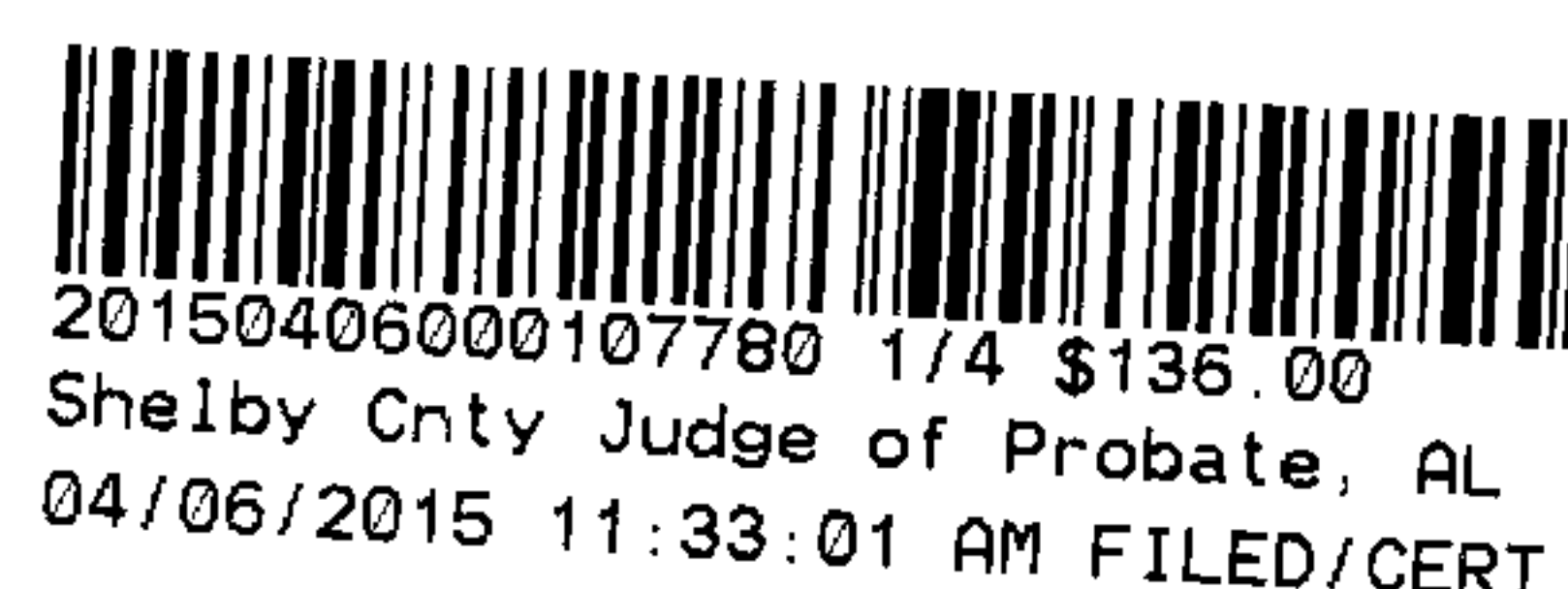
Delores Barr is the surviving Grantee of that certain deed dated August 19, 2011 and recorded in Inst#20110829000255000 in the Probate Office of Shelby County, Alabama; the other Grantee, Lowell B. Barr having died on or about the 21st day of August, 2013.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.


\$ 110,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

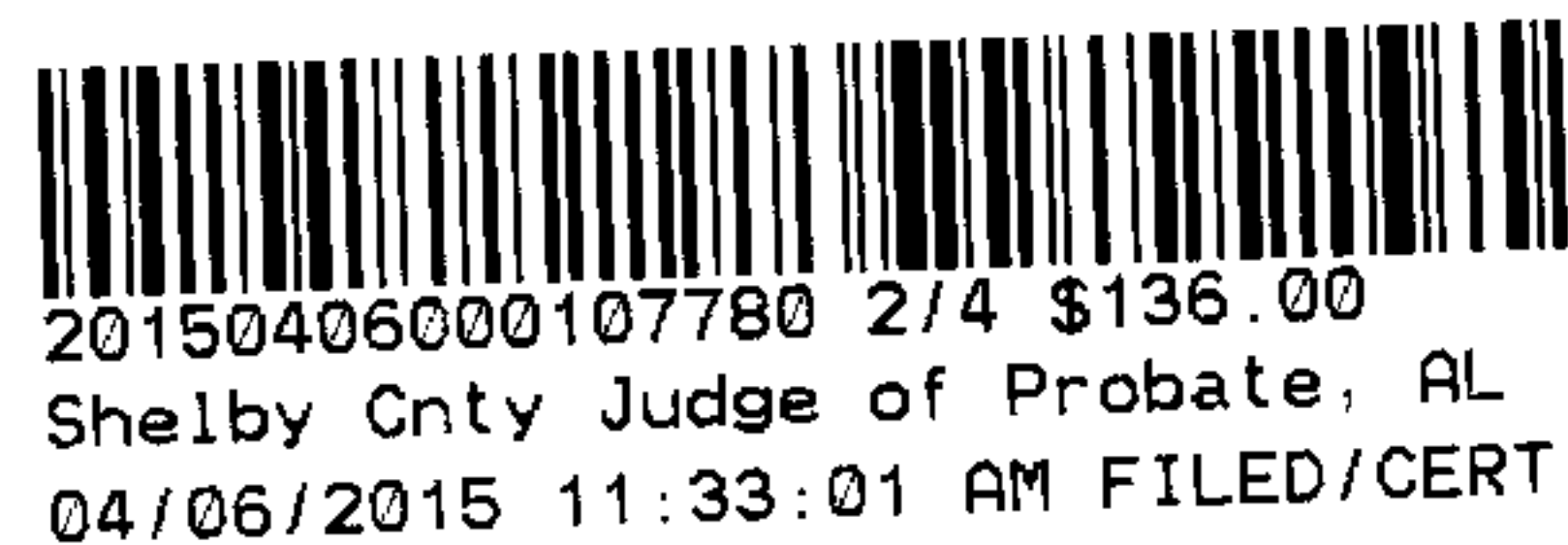
IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 13<sup>th</sup> day of MARCH, 20 15.

  
\_\_\_\_\_  
Janet Robinson

  
\_\_\_\_\_  
Steven Barr

  
\_\_\_\_\_  
Delores Barr

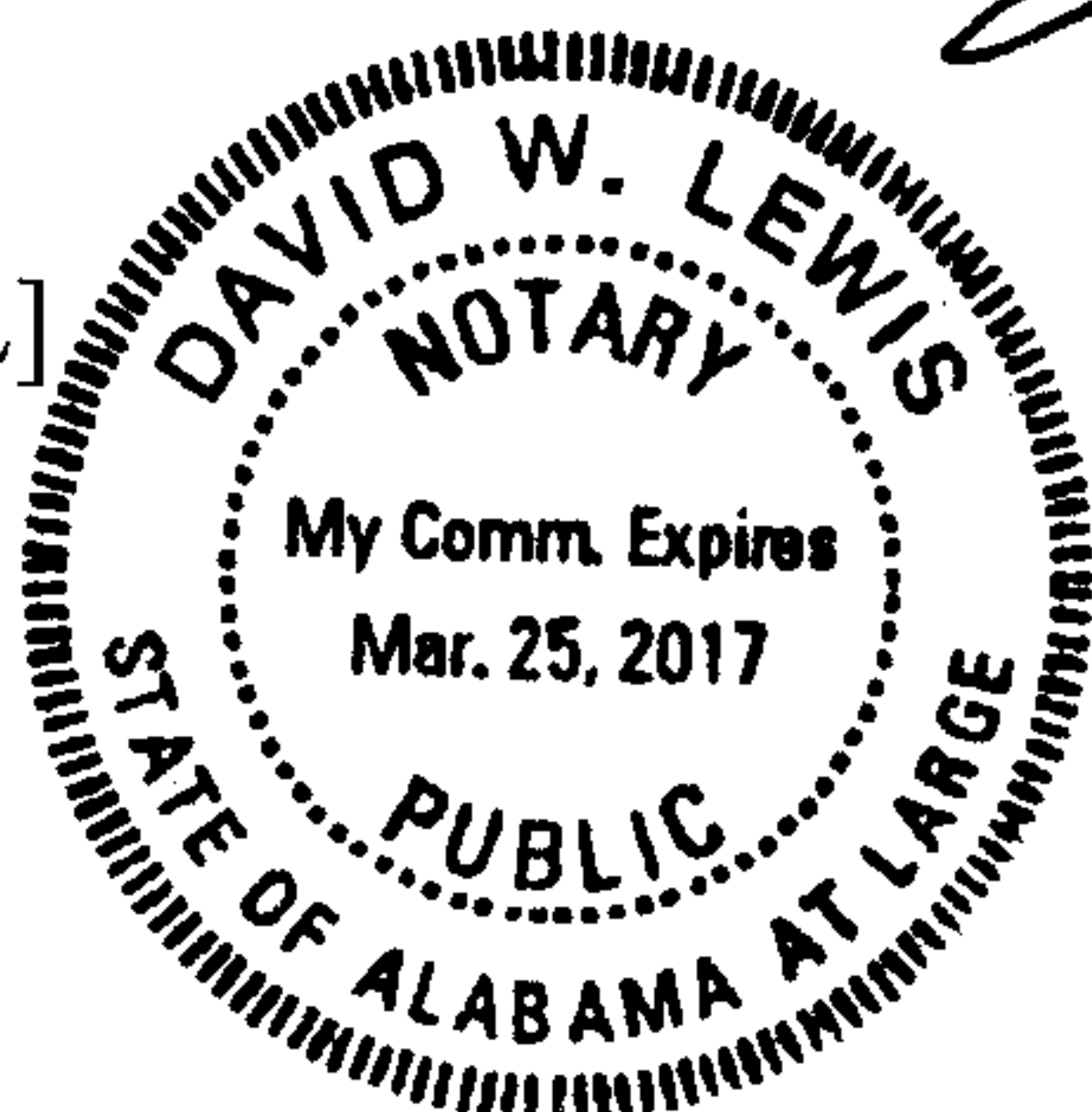
STATE OF ALABAMA )  
COUNTY OF SHELBY )





I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet Robinson, an unmarried woman, Steven Barr, a married man and Delores Barr, an unmarried woman 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 13<sup>th</sup> day of MARCH, 20 15.

[NOTARIAL SEAL]



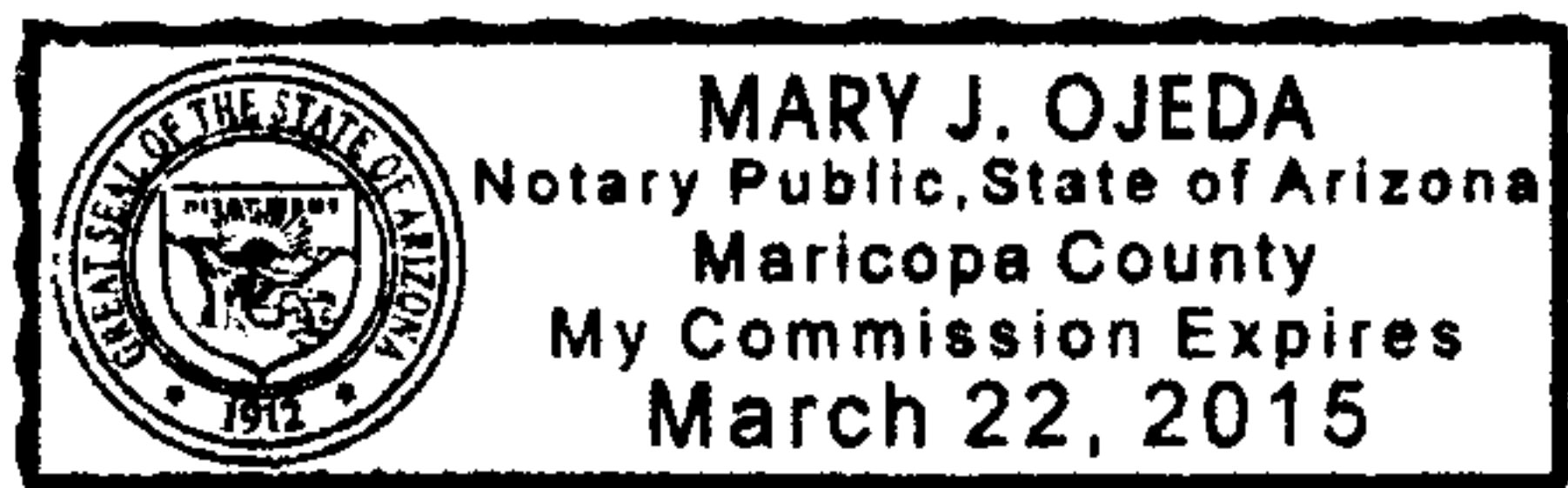
  
\_\_\_\_\_  
Notary Public  
Printed Name: DAVID W. LEWIS  
My Commission Expires: 3/25/17

  
Dennis Barr

STATE OF Arizona )  
COUNTY OF Maricopa )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Barr, a married man, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12<sup>th</sup> day of March, 2015.



[NOTARIAL SEAL]

✓ Mary J. Ojeda  
Notary Public  
Printed Name: Mary J. Ojeda  
My Commission Expires: March 22, 2015

  
20150406000107780 3/4 \$136.00  
Shelby Cnty Judge of Probate, AL  
04/06/2015 11:33:01 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 Delores Barr - Dennis Barr Grantee's Name Jake E. Kelly  
Mailing Address Steven Barr - Janet Robinson Mailing Address Kayla R. Kelly  
113 E. Shorehaven Circle 1092 Village Trail  
Pelham AL 35124 Calera AL 35040  
Property Address 1092 Village Trail Date of Sale 3-13-15  
Calera AL 35040 Total Purchase Price \$ 110,000.00  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☒ Closing Statement

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 3-13-15

Print David W. Lewis

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150406000107780 4/4 \$136.00  
Shelby Cnty Judge of Probate, AL  
04/06/2015 11:33:01 AM FILED/CERT

Shelby County, AL 04/06/2015  
State of Alabama  
Deed Tax: \$111.00