

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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, the said **Grantors** hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 31<sup>st</sup> day of July, 2015.

Rachel Besing by and through (SEAL) her Agent  
**Rachel Besing, by and through Kyle**  
**Besing, her Agent**

Kyle Besing (SEAL)  
**Kyle Besing**

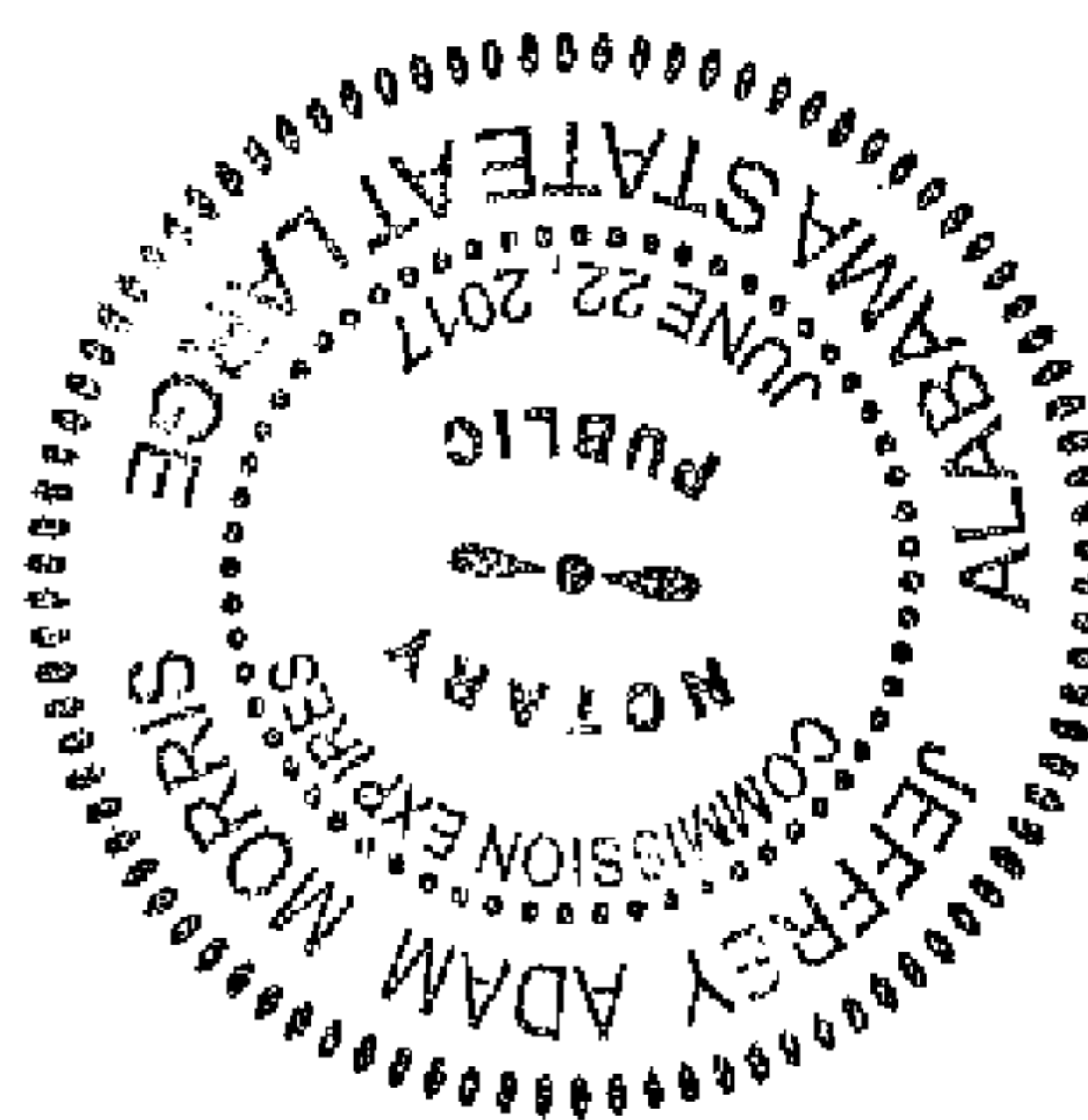
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kyle Besing, individually and as Agent for Rachel Besing**, whose name is signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily and in his capacity as Agent on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of July, 2015.

Notary Seal

Notary Public: [Signature]  
My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name Kyle + Rachel Besing Grantee's Name Tiffini J. Turpin  
 Mailing Address 3349 Old Mills Ln Mailing Address Edward P. Turpin  
Owensboro KY 42303 3217 Wagon Canyon Trail  
Vestavia AL 35126

Property Address 173 Canyon Trail Date of Sale 7/31/15  
Delham, AL 35124 Total Purchase Price \$ 119,000.00  
 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 7/31/15

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/03/2015 03:07:02 PM  
 \$22.50 CHERRY  
 20150803000266390

Print

Sign

Jeff Morris

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one