

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jason Kirby and Charlotte Kirby
528 Chesser Cir
Chelsea, AL 35043

20150806000270550
08/06/2015 09:29:13 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Seven Thousand And No/100 Dollars (\$197,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Douglas Wilson Graham, Jr., as Personal Representative of the Estate of Lou Ellen Graham, deceased, Shelby County, AL, Probate Case #2014-000013 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jason Kirby and Charlotte Kirby (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 34, according to the Map and Survey of Amended Survey of Chesser Plantation, Phase I, Sector I, recorded in Map Book 31, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2002030600010788 in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Three Thousand Four Hundred Thirty-One And No/100 Dollars (\$193,431.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2015.

Estate of Lou Ellen Graham, deceased

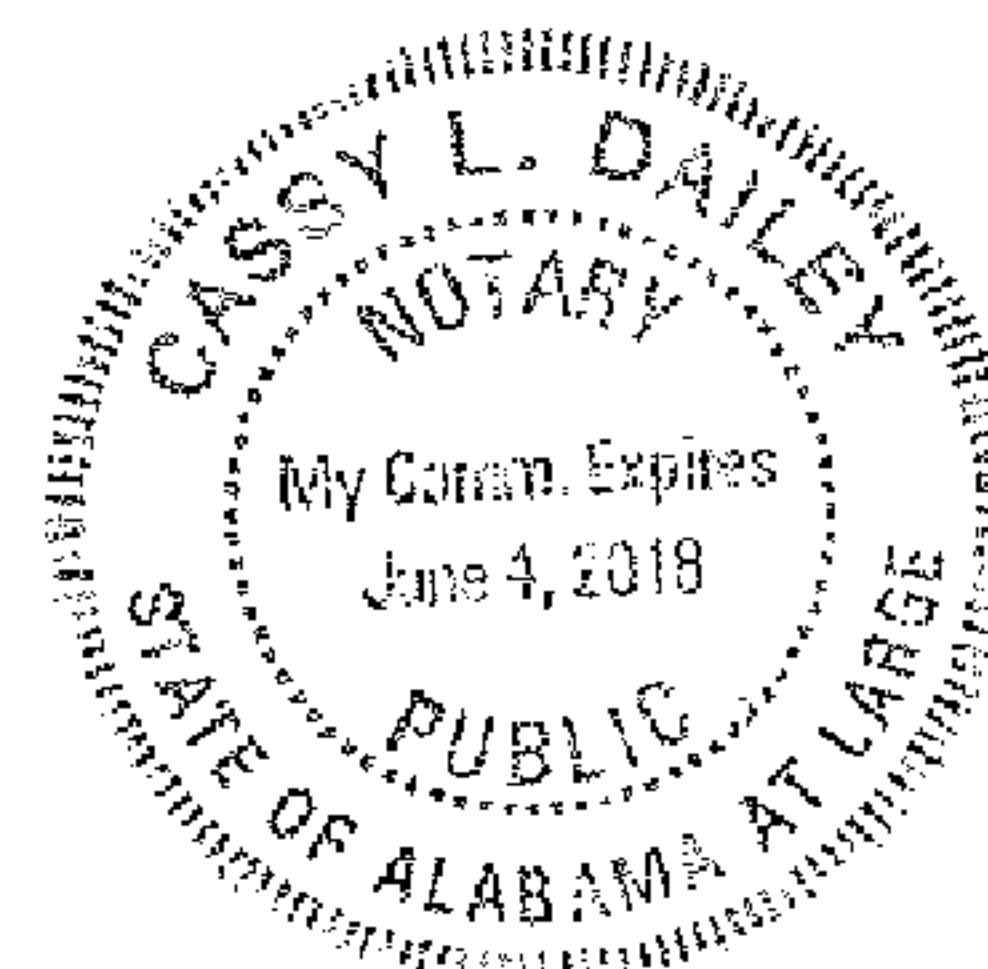
BY: Douglas Wilson Graham, Jr. Personal Representative
Douglas Wilson Graham, Jr., Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Wilson Graham, Jr., whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Lou Ellen Graham, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on the 31st day of July, 2015.

Cassy L. Dailey
Notary Public
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	Estate of Lou Ellen Graham, deceased	Grantee's Name	Jason Kirby and Charlotte Kirby
Mailing Address	528 Chesser Cir Chelsea, AL 35043	Mailing Address	301 Owl Circle Lebanon, TN 37087
Property Address	528 Chesser Cir Chelsea, AL 35043	Date of Sale	July 31, 2015
		Total Purchase Price	\$197,000.00
		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 - Estate of Lou Ellen Graham, deceased, 528 Chesser Cir, Chelsea, AL 35043.

Grantee's name and mailing address - Jason Kirby and Charlotte Kirby, 301 Owl Circle, Lebanon, TN 37087.

Property address - 528 Chesser Cir, Chelsea, AL 35043

Date of Sale - July 31, 2015.

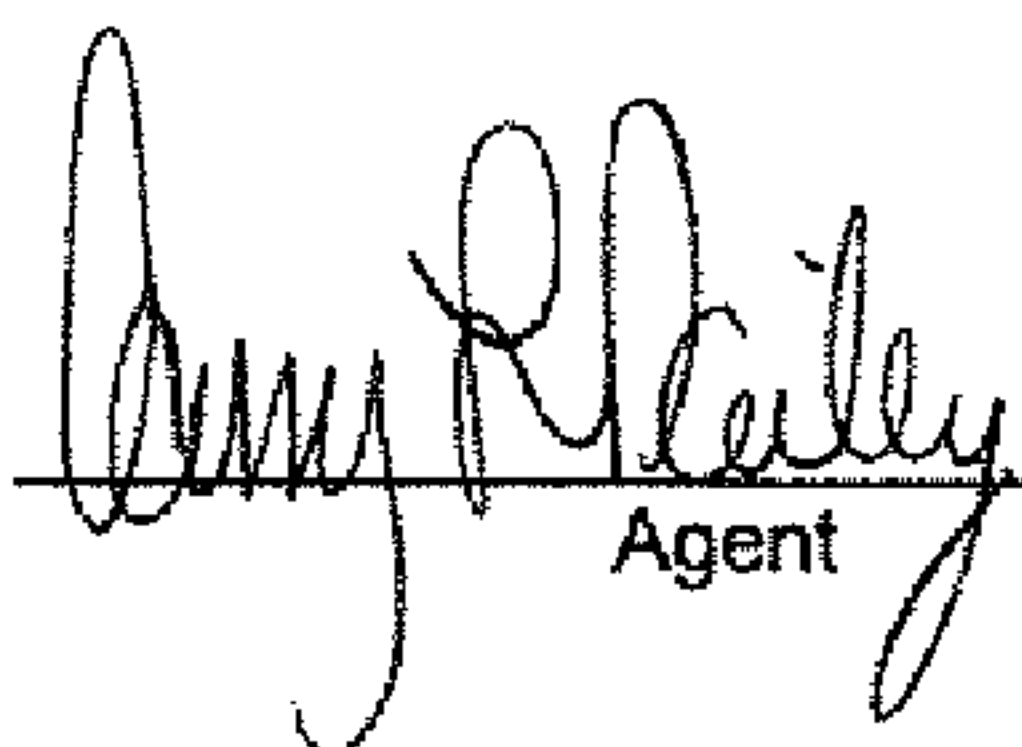
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

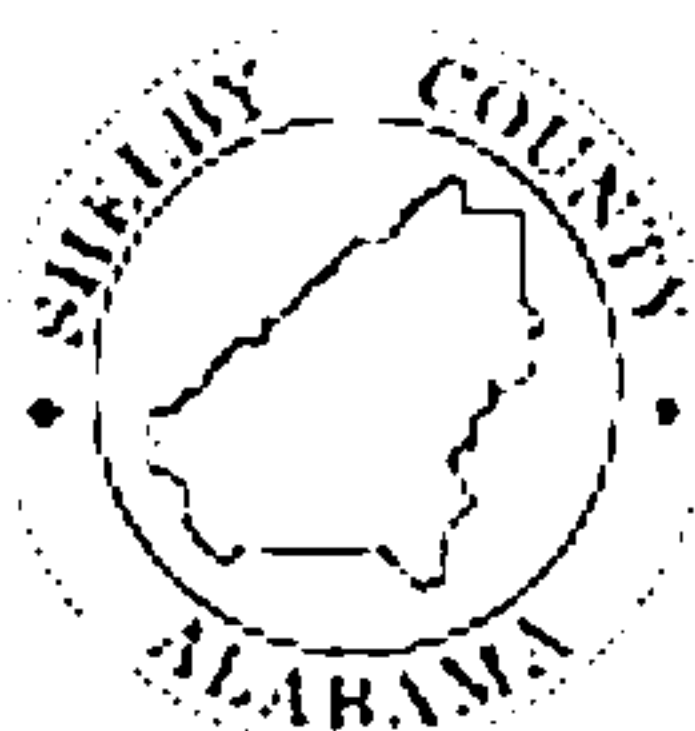
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 31, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2015 09:29:13 AM
\$21.00 DEBBIE
20150806000270550

