


SEND TAX NOTICE TO:
CAROL S. KESTER
1308 BERWICK CIRCLE
BIRMINGHAM, AL 35242


20151005000349230 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
10/05/2015 02:58:05 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of One Hundred Ninety Thousand and 00/100 (190000) in hand paid to the undersigned **EUGENE EDWARD ROBERTS, III, SUCCESSOR TRUSTEE OF THE ROBERTS FAMILY TRUST DATED JULY 2, 2013**, hereinafter referred to as "Grantor") by **CAROL S. KESTER**, hereinafter referred to as GRANTEE(S), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:


LOT 72, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 28th day of September, 2015.


EUGENE EDWARD ROBERTS, III, SUCCESSOR TRUSTEE OF
THE ROBERTS FAMILY TRUST DATED JULY 2, 2013

STATE OF ALABAMA
COUNTY OF JEFFERSON

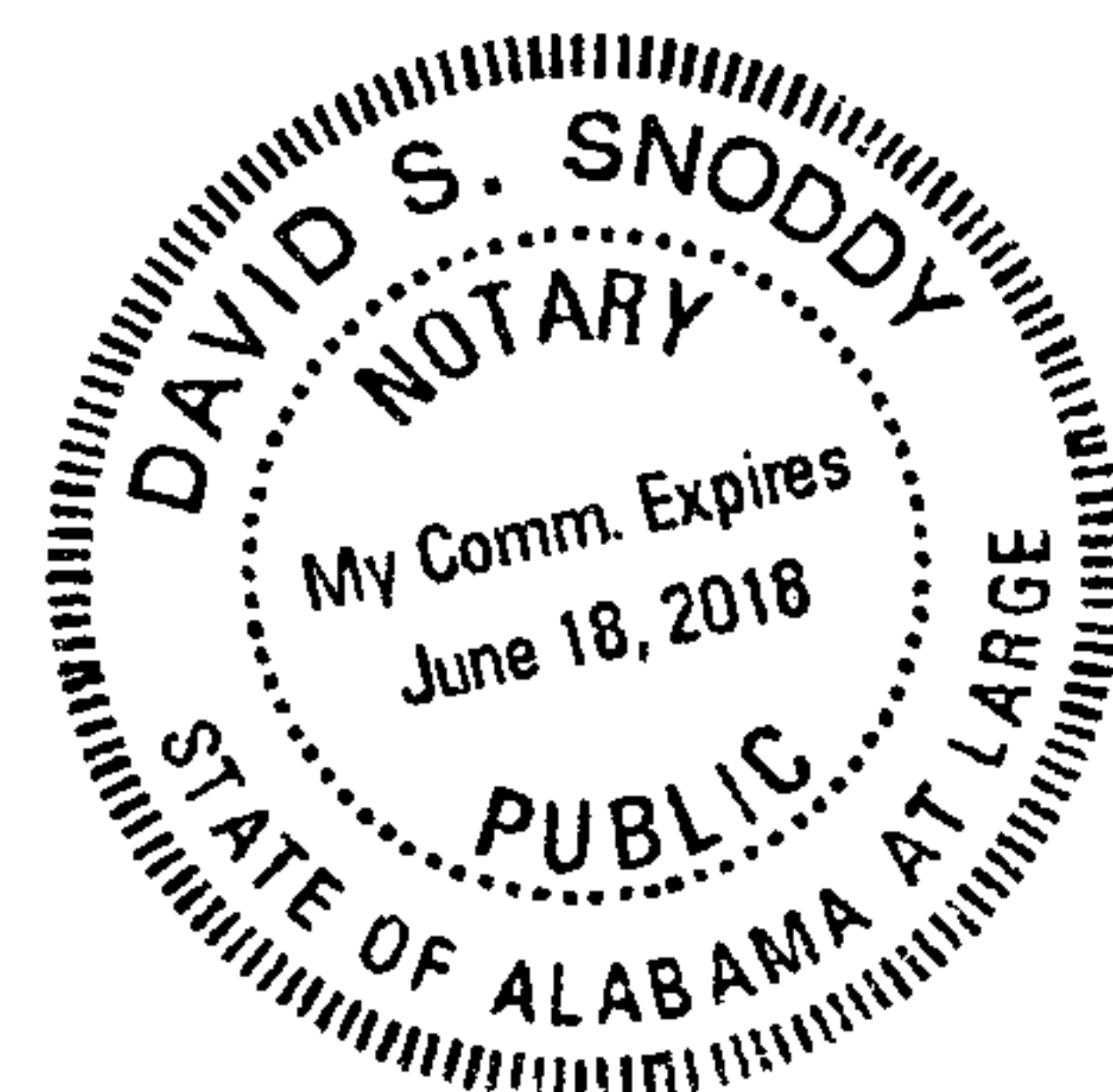
I, the undersigned authority, a Notary Public in and for said State, hereby certify that EUGENE EDWARD ROBERTS, III, SUCCESSOR TRUSTEE OF THE ROBERTS FAMILY TRUST DATED JULY 2, 2013 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 28th day of September , 2015


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Shelby County, AL 10/05/2015
State of Alabama
Deed Tax: \$190.00

Real Estate Sales Validation Form

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

Grantor's Name	EUGENE EDWARD ROBERTS, III, SUCCESSOR TRUSTEE OF THE ROBERTS FAMILY TRUST, DATED JULY 2, 2013	Grantee's Name	CAROL S. KESTER
Mailing Address:	<u>32788 Highway 31</u> <u>Calera, AL</u> <u>35040</u>	Mailing Address:	1308 BERWICK CIRCLE BIRMINGHAM, AL 35242
Property Address	1308 BERWICK CIRCLE BIRMINGHAM, AL 35242	Date of Sale:	September 28, 2015
		Total Purchaser Price	\$190000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date September 28, 2015
[Signature]
Unattested _____
(verified by)

Print EUGENE EDWARD ROBERTS III
Sign Eugene Edward Roberts
(Grantor/Grantee/Owner/Agent) circle one


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