

WARRANTY DEED

20151103000382590
11/03/2015 01:56:21 PM
DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Katherine A. Evans
3120 A Lancaster Court
Birmingham, AL 35209

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty-Nine Thousand and no/100 (\$89,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **MATTHEW T. FELD and LAURA C. FELD, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **KATHERINE A. EVANS** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$84,550.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30th day of September, 2015.


MATTHEW T. FELD


LAURA C. FELD

STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **Matthew T. Feld and Laura C. Feld**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

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

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"

Unit 3120-A, in the Camelot Condominium, a Condominium located in Jefferson County, Alabama, as established by Declaration of Condominium as recorded in Real Volume 2503, Page 773, and By-laws thereto recorded in Real Volume Real Volume 2503, Page 825; amendment to the Declaration of Condominium recorded in Real Volume 2512, Page 824, in the Office of the Judge of Probate of Jefferson County, Alabama, together with an undivided interest in the Common Elements of Camelot Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Camelot Condominium as recorded in Map Book 139, Page 54, in the Probate Office of Jefferson County, Alabama.

PARCEL NUMBER: 28-18-1-002-014.338

Real Estate Sales Validation Form

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

Grantor's Name	Matthew T. Feld &
Mailing Address	Laura C. Feld
	4124 Brookmont Dr
	Birmingham, AL 35210

Grantee's Name	Katherine A. Evans
Mailing Address	3120 A Lancaster Court Birmingham, AL 35209

Property Address 3120 A Lancaster Court
Birmingham, AL 35209

Date of Sale 09/30/2015
Total Purchase Price \$ 89,000.00

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DEEDS 3/3

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u> X </u>	Sales Contract	<u> </u>	Other _____
<u> X </u>	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).

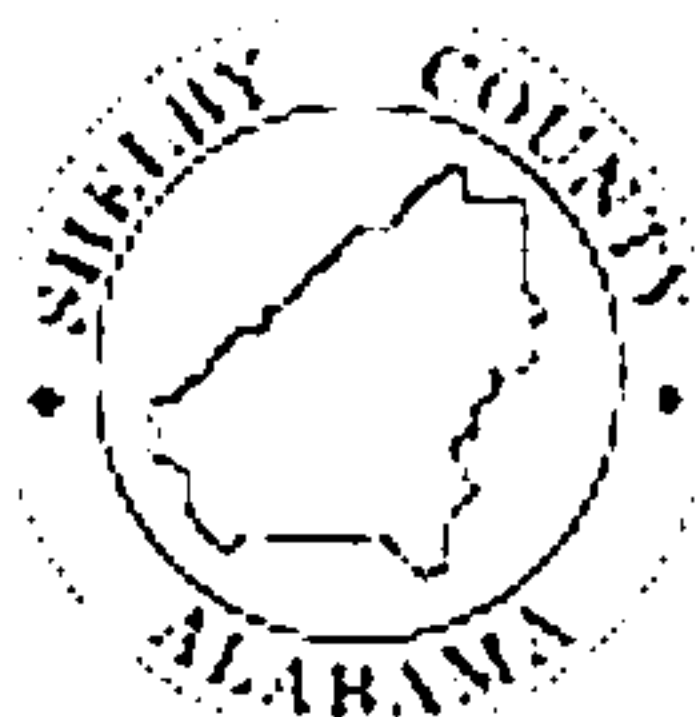
Date SEP 30 2015

Print B. CHRISTOPHER BATTLES

_____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/03/2015 01:56:21 PM
\$24.50 CHERRY
20151103000382590**

John F. Kennedy