

After Recording Return to:

KEVIN L. LARSEN
& SONDRAL. LARSEN
420 Allatoona Trail
Woodstock, GA 30189



20151209000421360 1/3 \$153.50
Shelby Cnty Judge of Probate, AL
12/09/2015 12:08:21 PM FILED/CERT

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

ON THIS 9th of October, 2015, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, KEVIN LARSEN and SONDRAL. LARSEN (the Grantors), do hereby grant, bargain and sell an undivided interest unto KEVIN L. LARSEN and SONDRAL. LARSEN as Co-Trustees of "THE KEVIN L. LARSEN AND SONDRAL. LARSEN REVOCABLE LIVING TRUST" (the Grantees), under trust agreement dated the 9th of October, 2015, including the successor trustees of said trust and the assigns of said trust, all of the rights, title, interest, and equity, Grantors own and have, in and to, the following described property, subject to all prior transfers, easements, rights-of-way, riders and restrictive covenants of record, to wit:

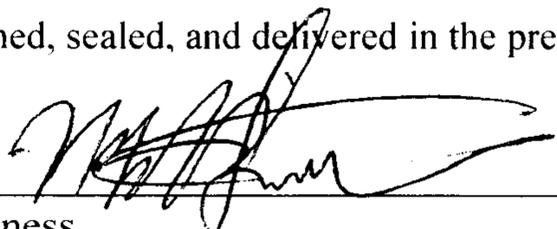
See Exhibit "A" for Legal Description

This transfer is to a revocable living trust and is not subject to transfer tax pursuant to O.C.G.A. § 48-6-2(a)(9).

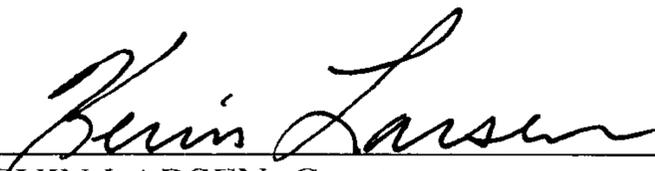
TO HAVE AND TO HOLD said property, so that neither the Grantors, nor Grantors' heirs, administrators, assigns, nor any other person holding them, shall have any right, title, interest, or equity in same. Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set hand and seal and delivered these presents the day and year first above written.

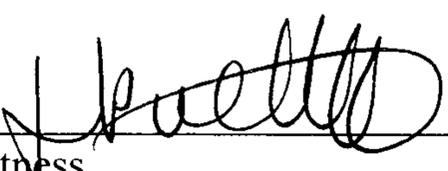
Signed, sealed, and delivered in the presence of:



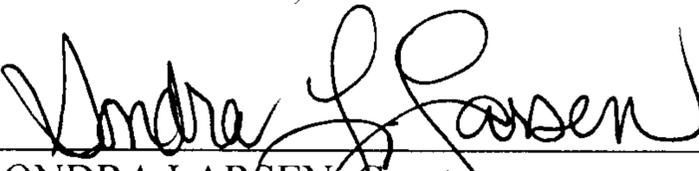
Witness



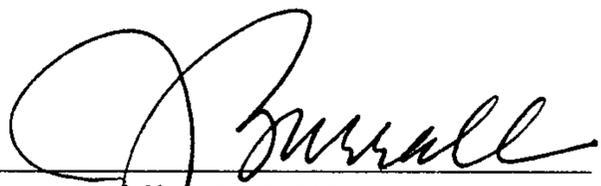
KEVIN LARSEN, Grantor



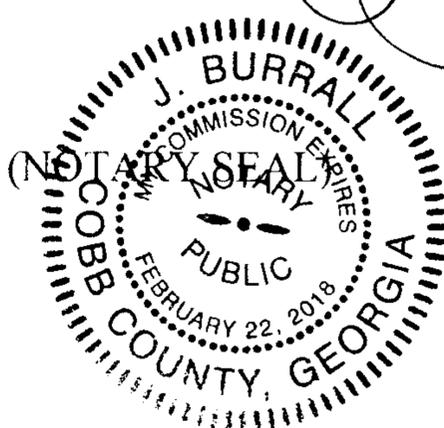
Witness



SONDRAL. LARSEN, Grantor



Notary Public: J BURRALL:
My Commission Expires: Feb. 22, 2018



Shelby County, AL 12/09/2015
State of Alabama
Deed Tax: \$132.50

EXHIBIT "A"

All that tract or parcel of land situated in Shelby County, Alabama, being Lot 1, according to the map of Larbell Farm's Family Subdivision, as recorded in Map Book 26, Page 118, in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Kevin and Sandra Larsen
Mailing Address 420 Allatoona Trail
Woodstock, GA 30189

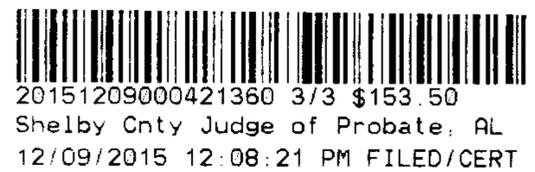
Grantee's Name Kevin L. Larsen & Sandra Larsen
Mailing Address Revocable Living Trust
420 Allatoona Trail
Woodstock, GA 30189

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 132,430

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 _____

Print Kevin L. Larsen

Unattested _____
(verified by)

Sign Kevin L. Larsen
(Grantor/Grantee/Owner/Agent) circle one