

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

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WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20160309000074050 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/09/2016 09:16:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Fifty Nine Thousand and no/100's Dollars (\$159,000.00)** to the undersigned,

Kelly R. King, an unmarried woman

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Walter P. Carvalho and Adelaide Goncalves

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 278, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All taxes for the year 2016 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.
6. Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 25 A, B, & C.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. Any representation as to the present ownership of any such interests.
9. Right of Way to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.
10. Rights of ingress and egress as recorded in Instrument 1993-03955; Instrument 1993-03957; Instrument 1993-03959; Instrument 1993-03960; Instrument 1993-03961; Instrument 1993-03964; Instrument 1993-03965 and Instrument 1993-03966.

Shelby County, AL 03/09/2016
State of Alabama
Deed Tax: \$8.00

11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262 and Book 331, Page 262.

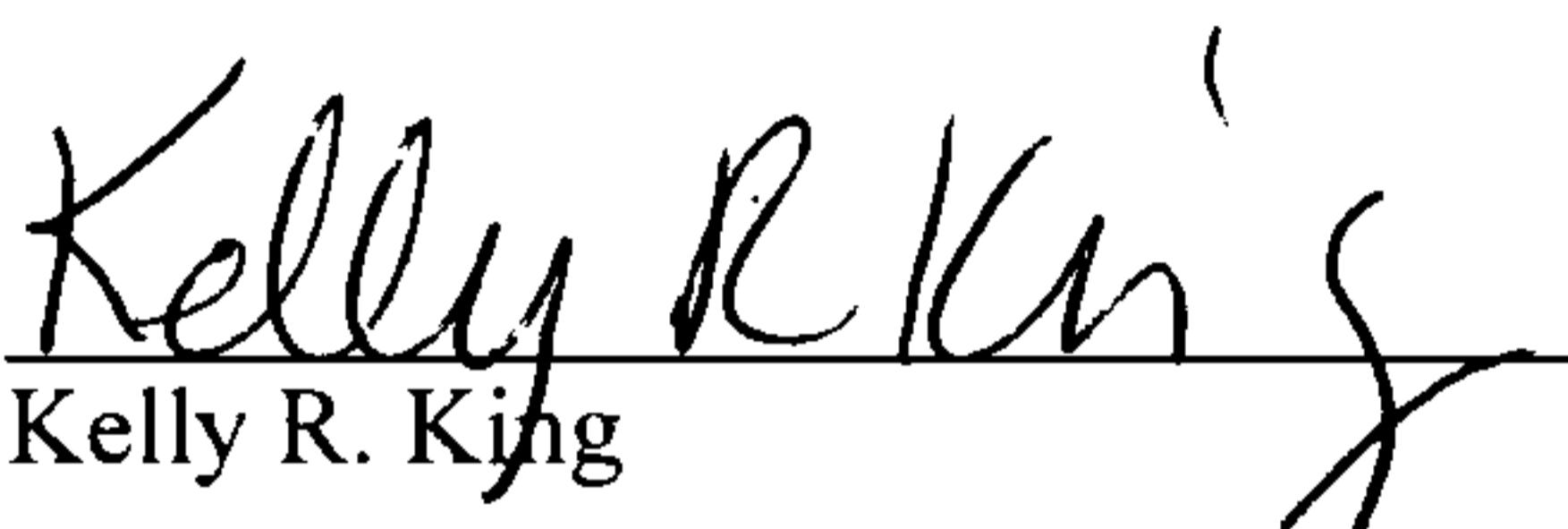
\$151,050.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 3rd day of March, 2016.

WITNESS:

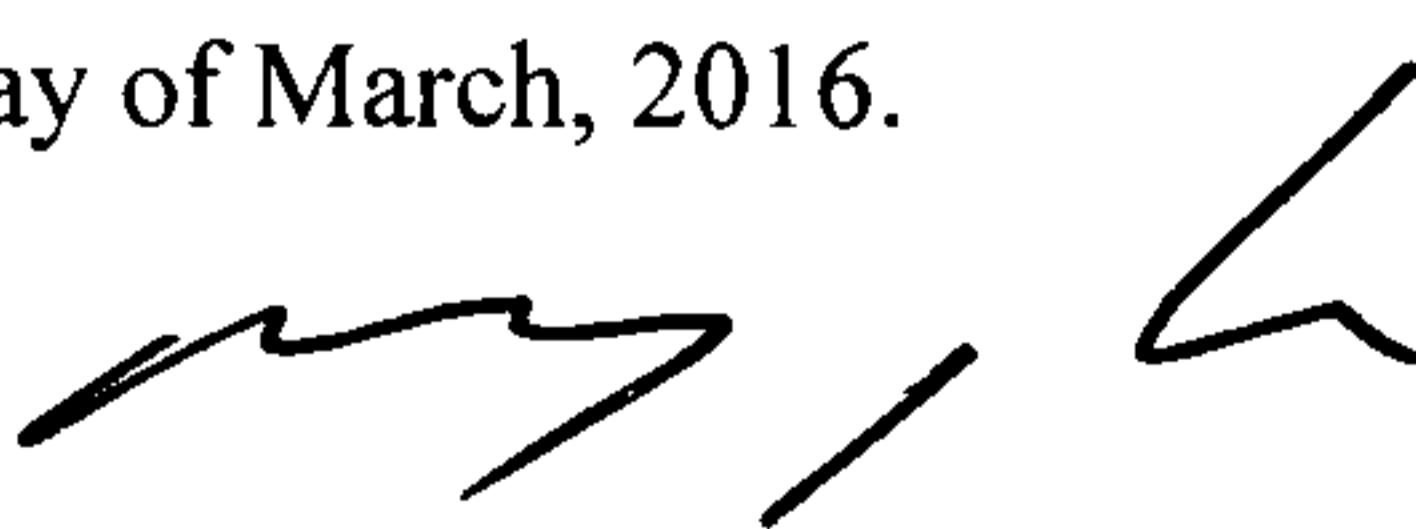

Kelly R. King

STATE OF ALABAMA
SHELBY COUNTY

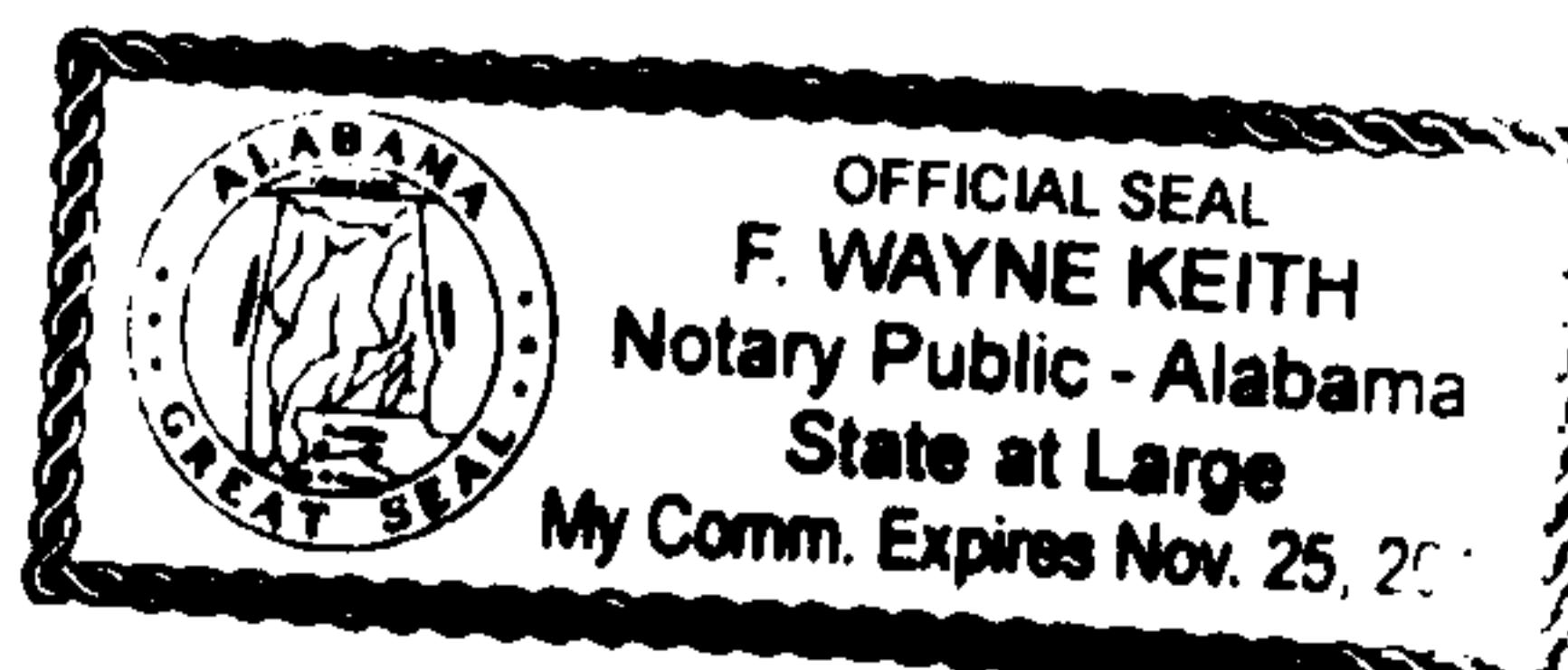

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Kelly R. King, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of March, 2016.


Notary Public

SEND TAX NOTICE TO:
Walter P. Carvalho
5971 Forest Lakes Cove
Sterrett, Alabama 35147



Real Estate Sales Validation Form

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

Grantors' Name: Kelly R King

Mailing Address : 1013 Columbia Circle
Birmingham, AL 35242

Grantee's Name: Walter P Carvalho
Adelaide Goncalves

Mailing Address: 5971 Forest Lakes Cove
Sterrett, AL 35147

Property Address: See legal description on Deed



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Date of Transfer: March 3, 2016

Total Purchase Price \$159,000.00

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
<input checked="" 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.

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: March 3, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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