

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20160310000077120
03/10/2016 08:02:03 AM
DEEDS 1/3

Send tax notice to:
Kaal Living Trust
116 Sutton Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Thirty-Nine Thousand and 00/100 Dollars (\$439,000)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Michael H. MacDonald, and his wife, Anne Marie MacDonald

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Peter G. Kaal and Julie A. Kaal, Trustees of the Kaal Living Trust dated April 10, 2001, and any amendments thereto

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

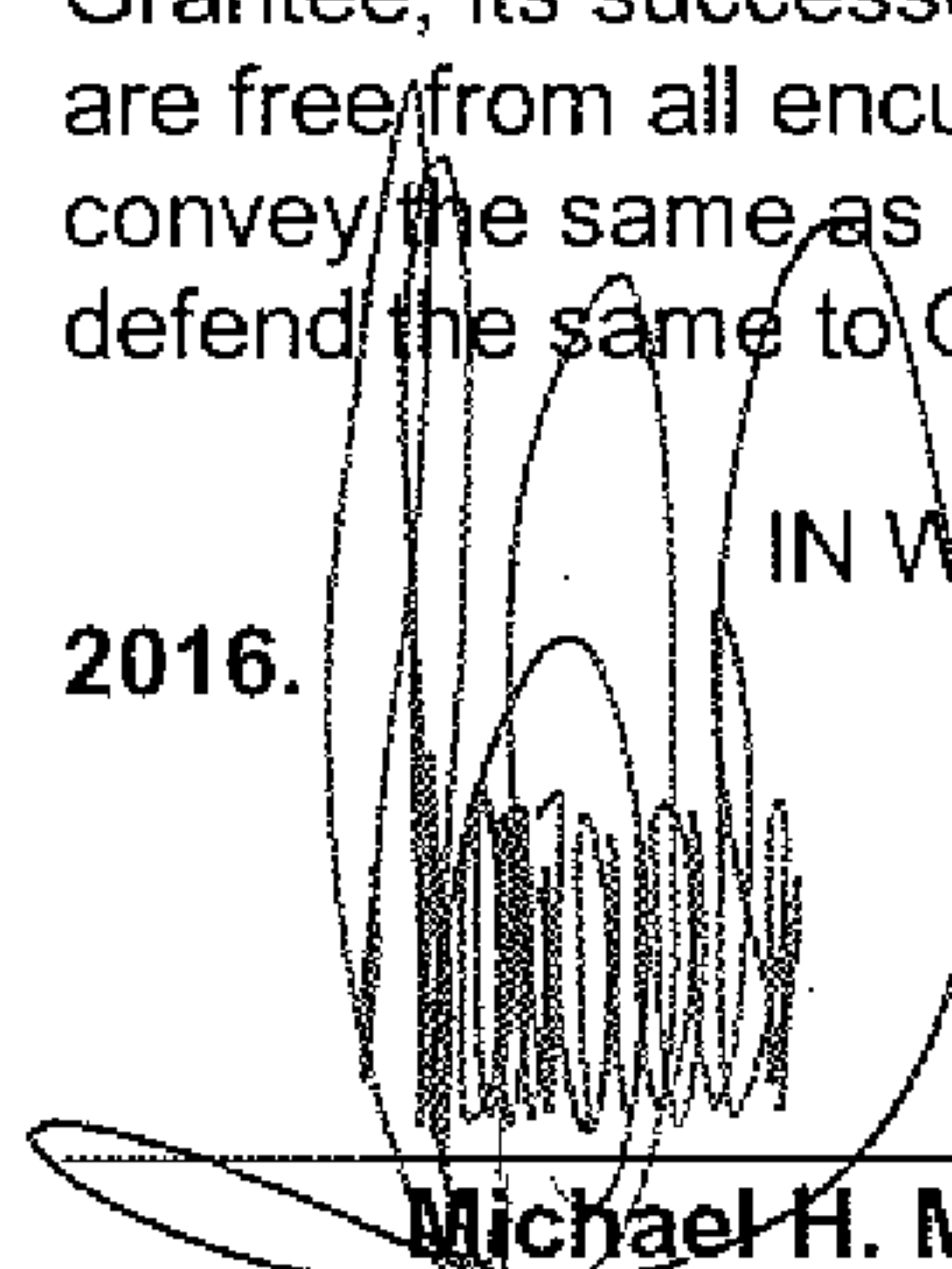
See Exhibit "A" attached hereto

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

2016. IN WITNESS WHEREOF, we have set our hands and seals, this **7th day of March,**



Michael H. MacDonald

(Seal)

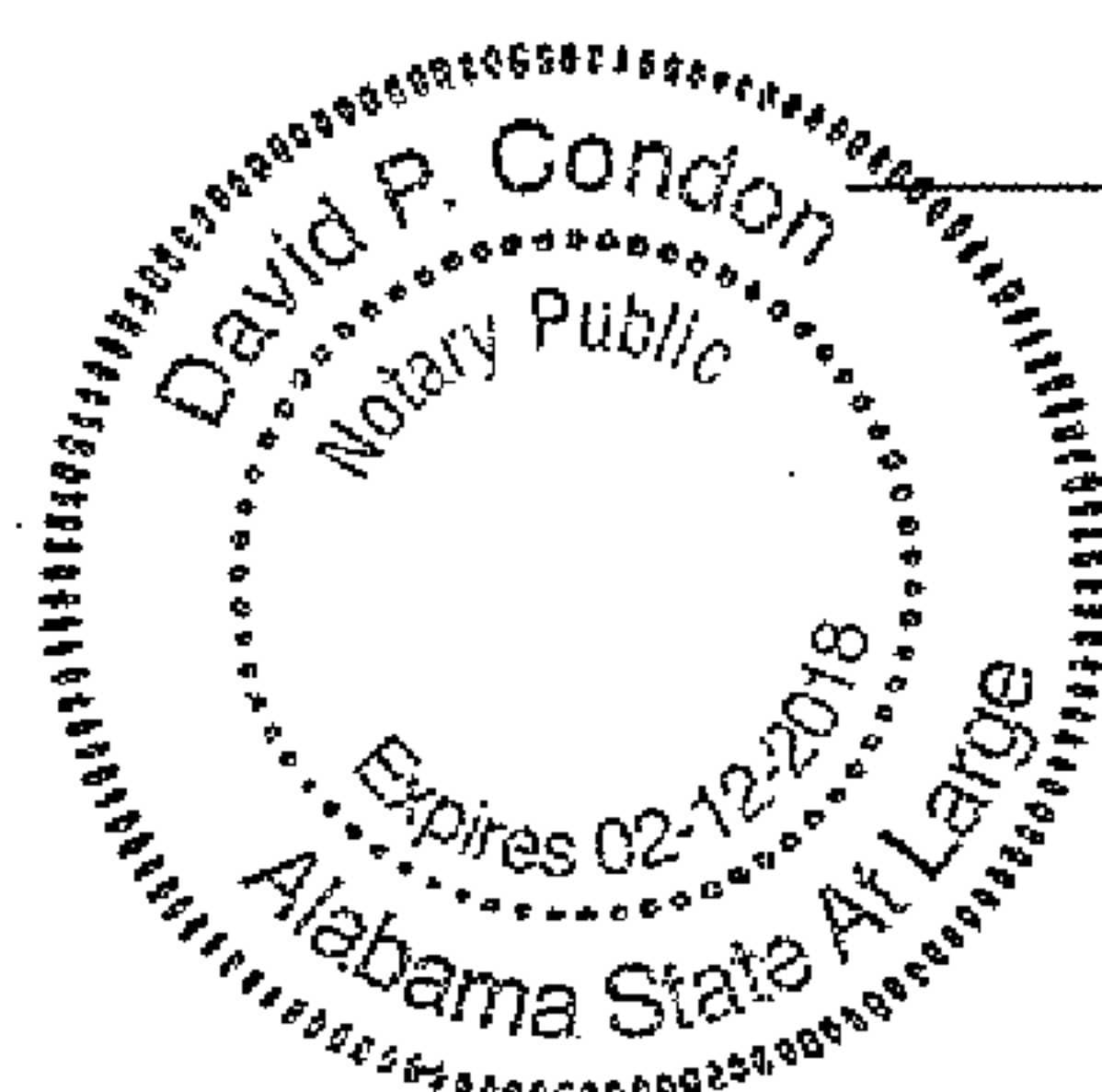
Anne Marie MacDonald (Seal)

Anne Marie MacDonald

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Michael H. MacDonald and Anne Marie MacDonald** 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **7th day of March, 2016.**



David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2/12/2018

EXHIBIT A
Legal Description

Lot 2421, according to the Map of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded as Inst. No. 20040430000226520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the Declaration").

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Michael H. Macdonald** Date of Sale: **March 7th, 2016**
 Grantor Name: **Anne Marie Macdonald**
 Mailing Address: **116 Sutton Circle** Total Purchase Price: **\$439,000**
Birmingham, Alabama, 35242
 Or

Property Address: **116 Sutton Circle**
Birmingham, Alabama, 35242

Actual Value: \$ _____
 Or
 Assessor's Market Value: \$ _____

Grantee Name: **Kaal Living Trust**
 Mailing Address: **116 Sutton Circle**
Birmingham, AL, 35242

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 Section 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 Section 40-22-1 (h).

Date: **March 7th, 2016**

Print:

Peter G. Kaal

Unattested

(verified by)

Sign

Peter G. Kaal
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/10/2016 08:02:03 AM
 \$460.00 CHERRY
 20160310000077120

[Signature]