

Send tax notice to:
Mark Edwin Kaushagen and Dee Ann Kaushagen, as Trustees of the
Mark Edwin Kaushagen and Dee Ann Kaushagen Trust
457 Sammamish Pkwy. E
Sammamish, WA 98074

This Instrument Prepared By:
Gilmer T. Simmons
Simmons & Simmons, P.C.
1163 Center Point Parkway, Suite 100
Birmingham, Alabama 35215

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED (Without Survivorship)


20160318000087140 1/2 \$123.00
Shelby Cnty Judge of Probate, AL
03/18/2016 11:14:01 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand & 00/100's Dollars (\$106,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dana Lester, an unmarried person,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mark Edwin Kaushagen and Dee Ann Kaushagen, as Trustees of the Mark Edwin Kaushagen and Dee Ann Kaushagen Trust

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12 of Ashley Brook Townhomes, as per Map of Plat of said Subdivision recorded in Map Book 22 at Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to 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 16th day of March, 2016.



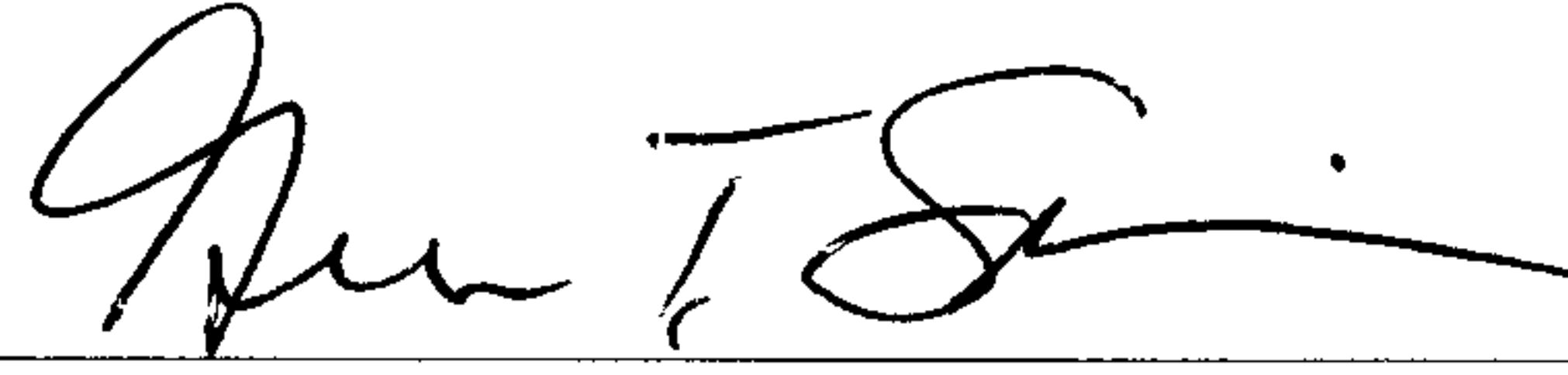
Dana Lester

(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Gilmer T. Simmons, a Notary Public in and for said County, in said State, hereby certify that **Dana Lester**, an unmarried person, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 2016.



Notary Public
My Commission expires: 12/20/2017

Shelby County, AL 03/18/2016
State of Alabama
Deed Tax:\$106.00

Real Estate Sales Validation Form

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

Grantor's Name Dana Lester
Mailing Address 112 Grande View Lane
Maylene, AL 35114

Grantee's Name Mark Edwin Kaushagen, Trustee
Mailing Address Dee Ann Kaushagen, Trustee
457 Sammamish Pkw E
Sammamish, WA 98074

Property Address 2004 Ashley Brook Way
Helena, AL 35080

Date of Sale 3/16/16
Total Purchase Price \$ 106,000.00
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)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

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).

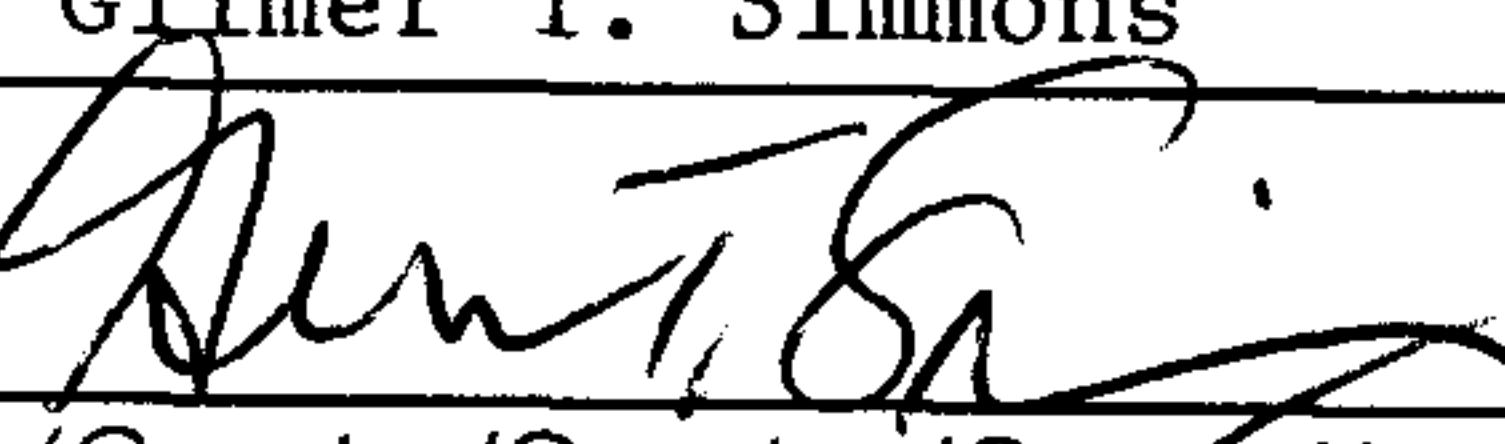
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/16/16

Print Gilmer T. Simmons

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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