

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Walker Gentry Walker, Jr.
3204 Kiltie Lane
Birmingham AL 35242

GENERAL WARRANTY DEED 20160330000101510
03/30/2016 11:22:33 AM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Two Hundred Seventy-Three Thousand Dollars and NO/100 (\$273,000.00) to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Patrick J. Korth and Lindsay E. Korth, husband and wife, (herein referred to as Grantor), grant, sell, bargain and convey unto Walker Gentry Weller, Jr., (herein referred to as Grantees whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

LOT 4, BLOCK 2, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5 PAGE 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

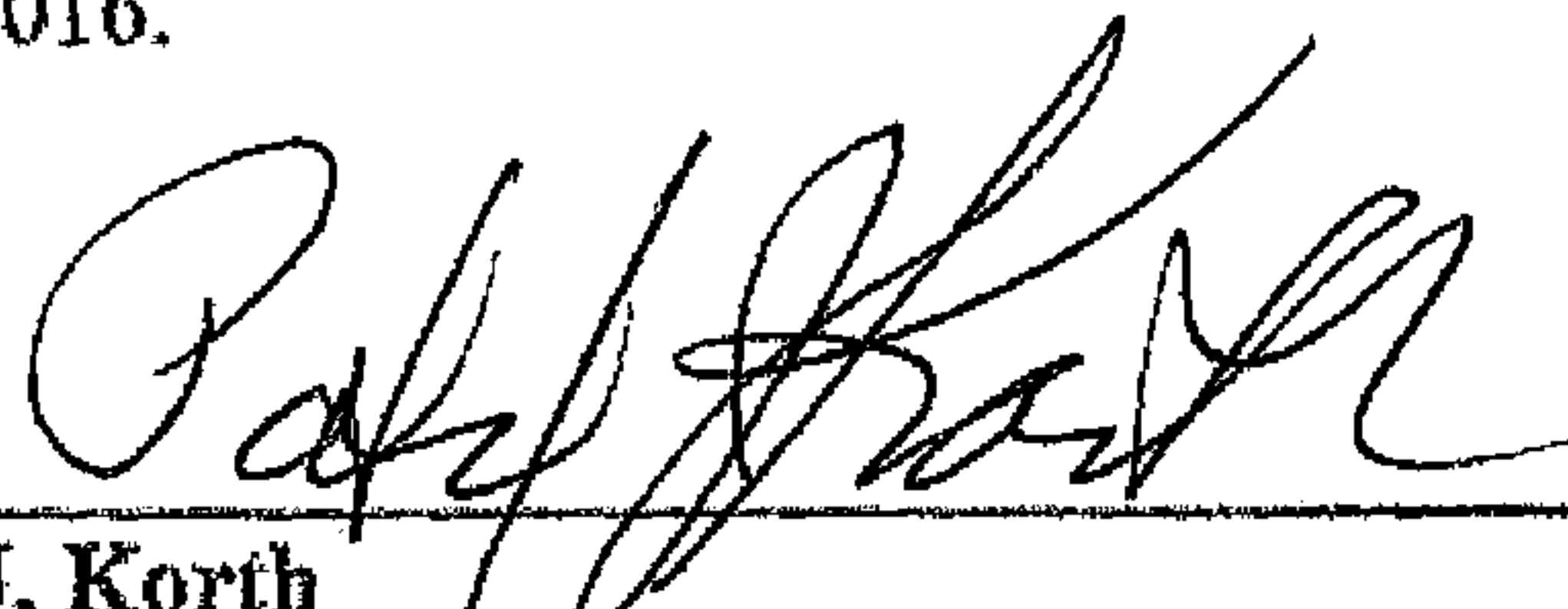
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 268,055.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

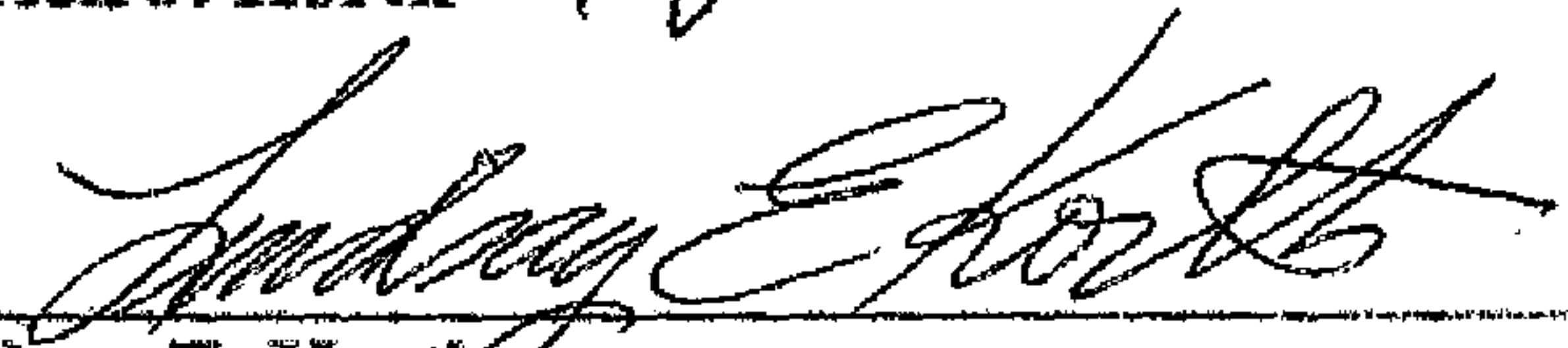
TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves, our heirs and assigns, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that we have 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 25 day of MARCH, 2016.



Patrick J. Korth



Lindsay E. Korth

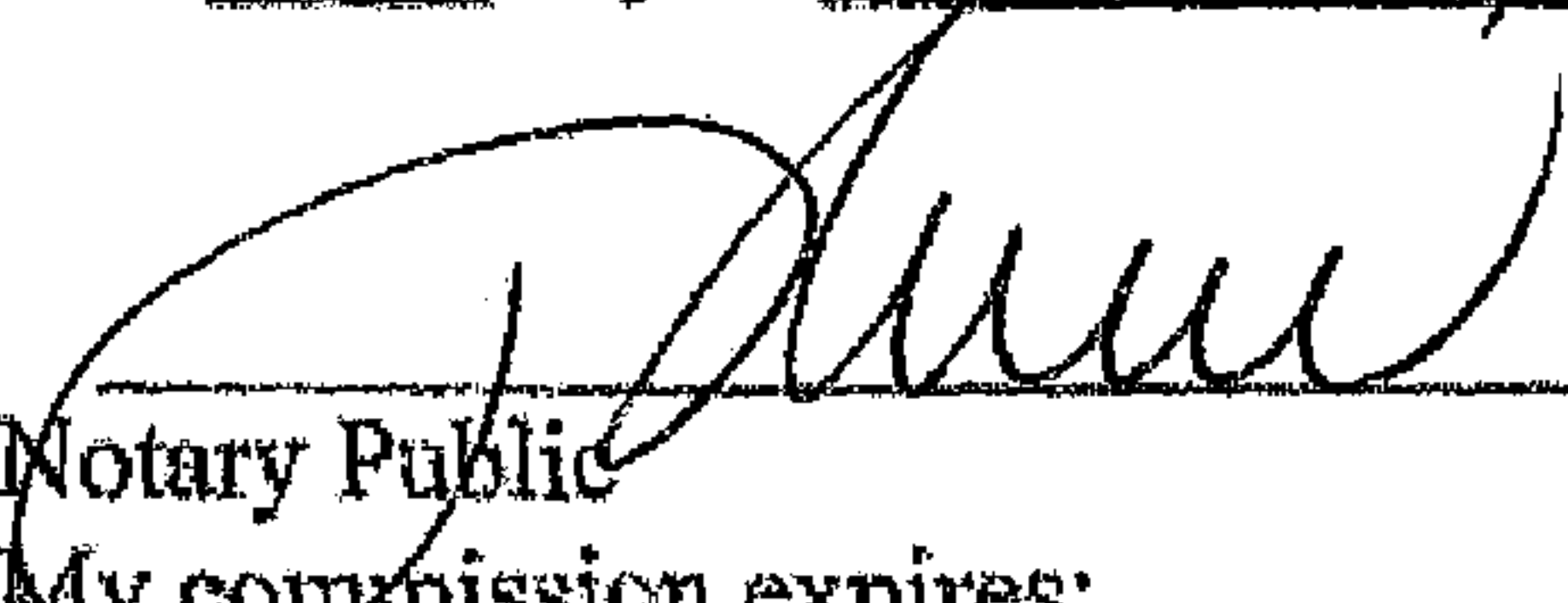
Notary Acknowledgment

STATE OF ~~ALABAMA~~
COUNTY OF New Haven

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Patrick J. Korth and Lindsay E. Korth, whose names are signed to the foregoing deed 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 the 25 day of March, 2016.

Notary Seal



Notary Public
My commission expires:

My Commission Expires
March 31, 2018

Real Estate Sales Validation Form

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

Grantor's Name Patrick J. Korth
Mailing Address Lindsay E. Korth
560 Gaylord Rd NE
Hamden CT 06518

Grantee's Name Walter Gentry Weller, Jr.
Mailing Address 3204 Kiltie Ln
Birmingham AL 35242

Property Address 3204 Kiltie Ln
Birmingham AL 35242

Date of Sale 2/28/16

Total Purchase Price \$ 273,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

20160330000101510 03/30/2016

11:22:33 AM DEEDS 3/3

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 3/28/16

Print

Jeff Mark

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2016 11:22:33 AM
\$25.00 CHERRY
20160330000101510

(verified by)

Print Form

Form RT-1