

THIS INSTRUMENT PREPARED BY:

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



20160510000157380 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/10/2016 09:40:44 AM FILED/CERT

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Space Above This Line For Recording Data  
**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred, Fifty Six Thousand, Five Hundred and no/100's Dollars (\$156,500.00)** and other good and valuable consideration to the undersigned grantors,

**William Kinnebrew and wife, Laurie Kinnebrew**

(hereinafter referred to as grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

**Thomas Milton Land, II**

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

**Lot 14-A, according to a Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and Recreational Area of Davenports Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

1. Taxes for the year 2016 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Party Wall Agreement recorded in Misc. Volume 38, Page 944, 949, and 972.
5. Restrictions appearing of record in Misc. Volume 14, Page 536, Misc. Volume 17, Page 550, Misc. 34, Page 549, Misc. Volume 35, Page 689, Misc. Volume 36, Page 30, and Real 135, Page 951.
6. Agreement with Alabama Power Company recorded in Misc. Volume 35, Page 683.
7. Right of way to Riverchase Sewer recorded in Misc. 328, Page 817.

**All of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.**

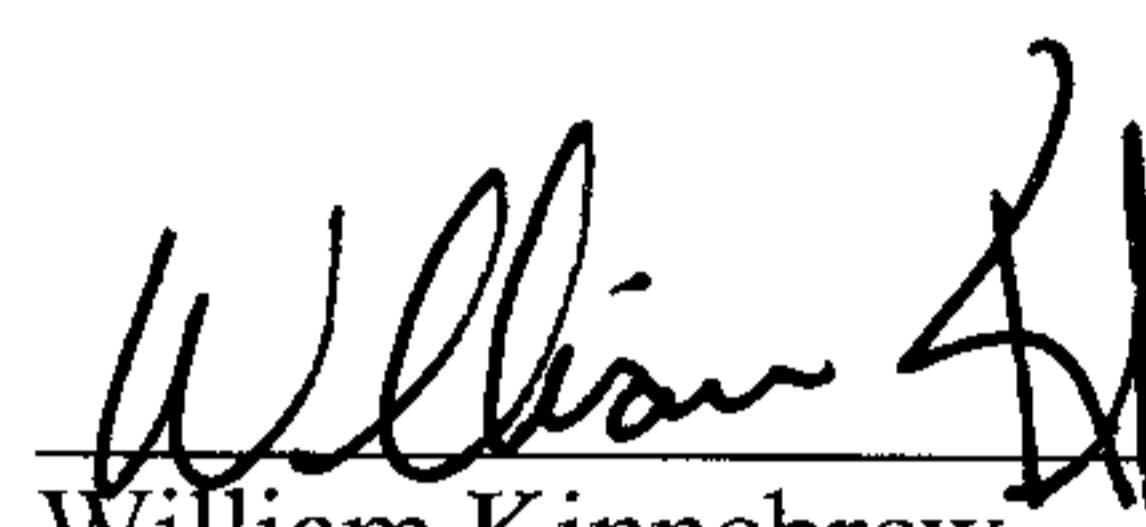
TO HAVE AND TO HOLD, unto the said grantee, his heirs, successors and assigns.

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And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns 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 said grantors have hereunto set their signatures and seals this the 6th day of May, 2016.

ATTEST:

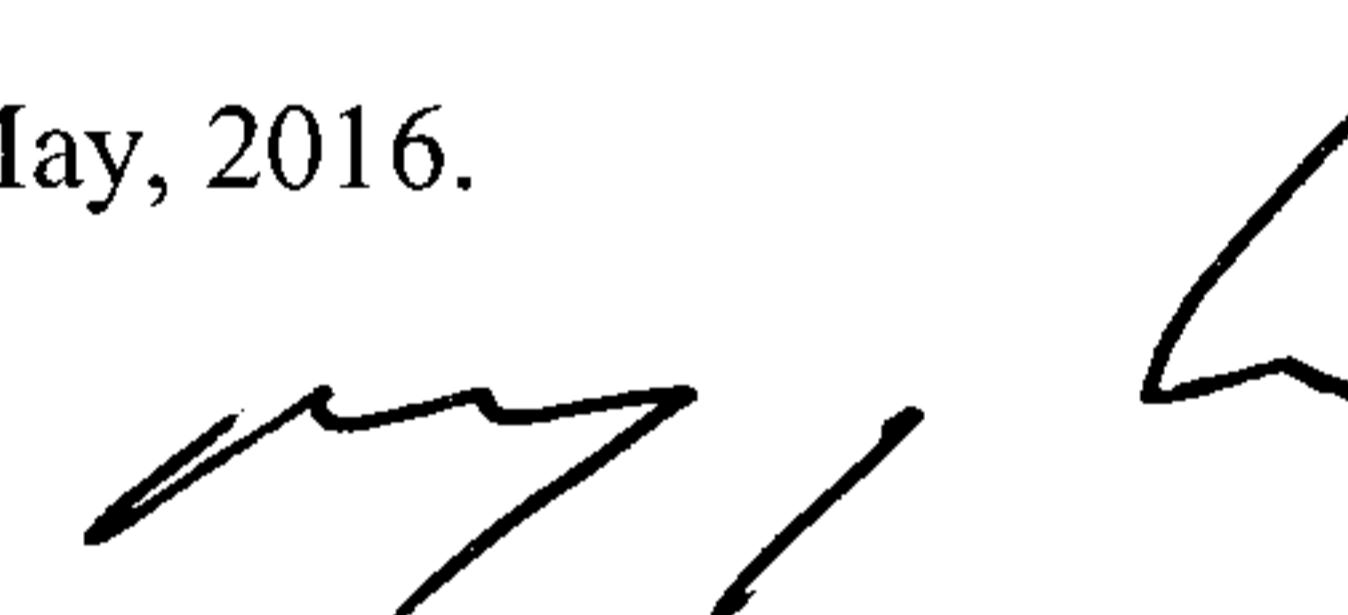
  
William Kinnebrew

  
Laurie Kinnebrew

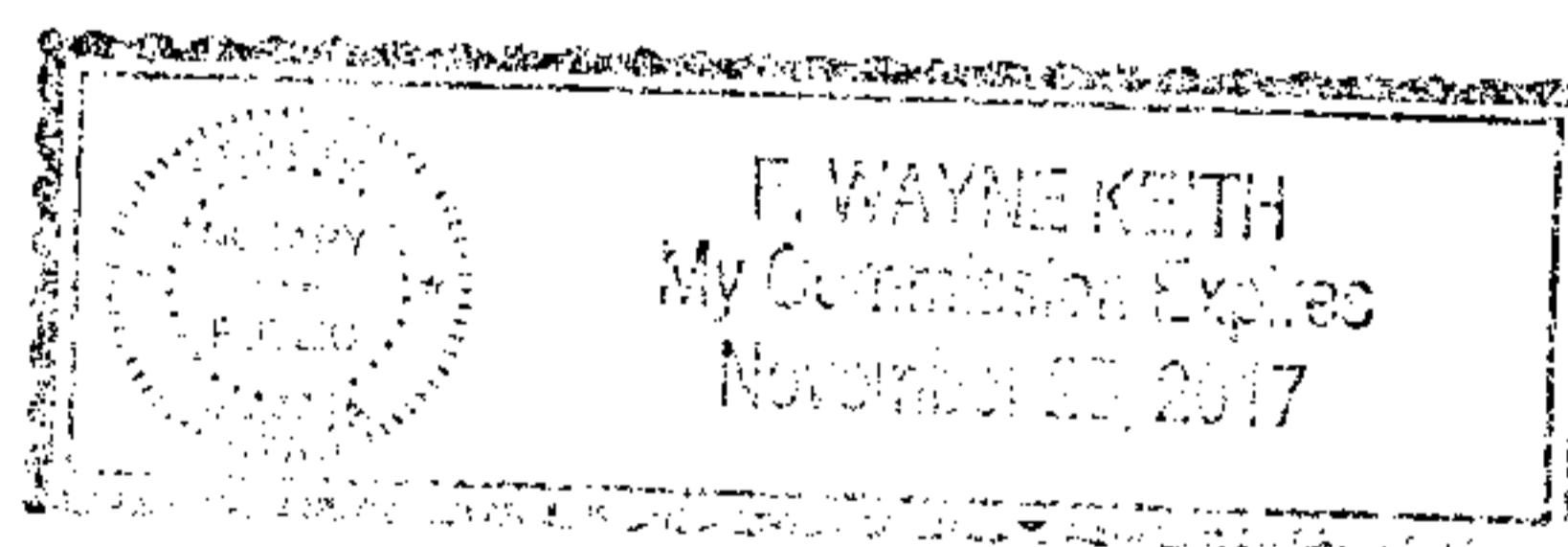
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, William Kinnebrew and Laurie Kinnebrew, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 6th day of May, 2016.

  
Notary Public

SEND TAX NOTICE TO:  
Thomas Milton Land, II  
1989 Mountain Laurel Lane  
Hoover, Alabama 35244



## Real Estate Sales Validation Form

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

Grantors' Name: William Kinnebrew  
Laurie Kinnebrew

Mailing Address : 1812 Mountain Laurel Lane  
Birmingham, AL 35244

Grantee's Name: Thomas Milton Land, II

Mailing Address: 1989 Mountain Laurel Lane  
Birmingham, AL 35244

Property Address: See legal description on Deed



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Date of Transfer: May 6, 2016

Total Purchase Price \$156,500.00

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: May 6, 2016

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

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