

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20160727000262180 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/27/2016 10:58:10 AM FILED/CERT

Know all men by these presents:

That in consideration of **Thirty Two** Thousand and no/100 (\$32,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, North Alabama Bank

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

Trent H King and Kristen B King

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

Lot 31 according to the Map of Maple Ridge Subdivision recorded in Map Book 37, Page 87 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this

19th day of July, 2016.

Send Tax Notice To: Trent H King and Kristen B King
220 Maranatha Trail
Alabaster, AL 35007

North Alabama Bank




STATE OF Alabama
COUNTY OF

By: Terry D West
Its: Executive Vice President


I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Terry D West whose name as Executive Vice President of North Alabama Bank, a limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 19th day of July, 2016.



Notary Public
My Commission Expires: 12-9-2018

Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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Real Estate Sales Validation Form

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

Grantor's Name	North Alabama Bank	Grantee's Name	Trent H king and Kristen B King
Mailing Address	PO Box 669 Hazel Green AL 35750	Mailing Address	220 Maranatha Trail Alabaster AL 35007
Property Address	220 Maranatha Trail Alabaster, AL 35007	Date of Sale	July 20, 2016
		Total Purchase Price	\$32,000.00
		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 July 120, 2016

Unattested

(verified by)

Print

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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