

PEL1600407

Send tax notice to:
Elizabeth Culberson Kennedy &
Michael C. Kennedy
717 Claiborne Street
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160901000318260
09/01/2016 01:43:18 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Five Thousand Five Hundred and 00/100 Dollars (\$165,500.00) in hand paid to the undersigned **Jill L. Paracca f/k a Jill Lambert Jinright and Brandon Paracca, Wife and Husband** (hereinafter referred to as "Grantors"), by **Elizabeth Culberson Kennedy and Michael C. Kennedy** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

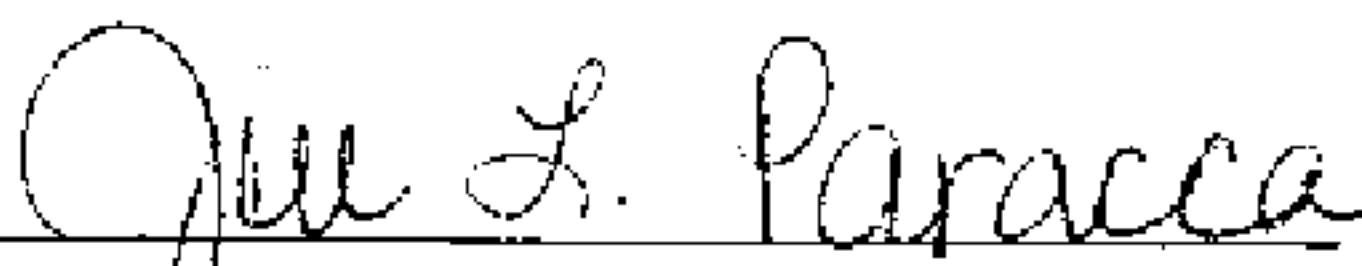
\$162,576.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Jill Lambert Jinright, grantee in that certain deed recorded in Instrument No 2006-254460 is one and the same person as Jill L. Paracca and Jill Lamber Paracca.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Jill L. Paracca f/k a Jill Lambert Jinright and Brandon Paracca have hereunto set their signatures and seals on August 31, 2016.


Jill L. Paracca f/k a Jill Lambert
Jinright



Brandon Paracca

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill L. Paracca f/k a Jill Lambert Jinright and Brandon Paracca, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of August, 2016.

(NOTARIAL SEAL)


Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Jill L Paracca
Mailing Address Brandon ParaccaGrantee's Name Elizabeth Culberson Ke
Mailing Address Michael C Kamealy
2170 Claiborne St
Helena AL 35080Property Address 2170 Claiborne St
Helena AL 35080Date of Sale 8/31/16
Total Purchase Price \$ 145,500or
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 8/31/16Print Mark Asbury

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2016 01:43:18 PM
\$24.00 CHERRY
20160901000318260