



20161101000399840 1/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
11/01/2016 11:05:06 AM FILED/CERT

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Crystal Ann Alcantara  
915 Jackson Circle  
Helena, AL 35080

### **GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars (\$184,900.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, KEVIN KINNAIRD, an unmarried person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto CRYSTAL ANN ALCANTARA, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 49, according to the Survey of St. Charles Place, Phase Two, Sector 7, as recorded in Map Book 22, page 45, in the Probate Office of Shelby County, Alabama.

One Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars (\$134,900.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Dated this 26<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
KEVIN KINNAIRD




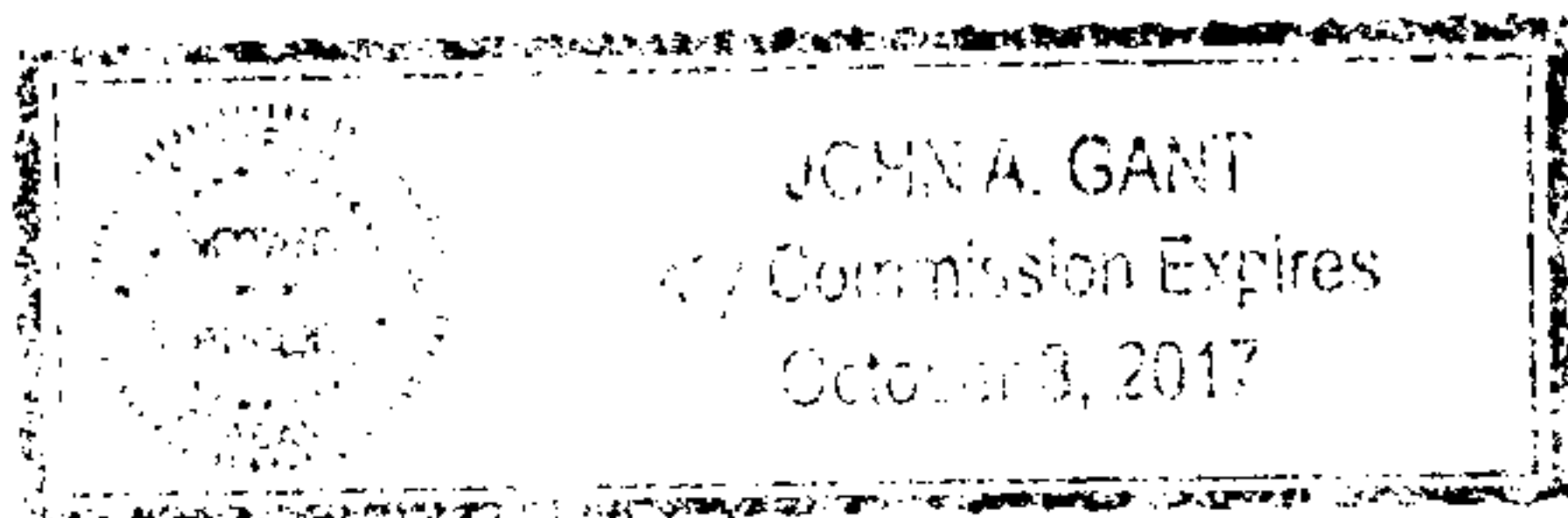
20161101000399840 2/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
11/01/2016 11:05:06 AM FILED/CERT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN KINNAIRD, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2017





## Real Estate Sales Validation Form

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

Grantor's Name Kevin Kinnaird  
Mailing Address 1749 Sandy Ridge Way  
Hoover, AL 35244

Grantee's Name Crystal Ann Alcantara  
Mailing Address 915 Jackson Cir.  
Helena, AL 35080


Property Address 915 Jackson Cir.  
Helena, AL 35080

Date of Sale 10/26/16  
Total Purchase Price \$ 184,900.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

  
20161101000399840 3/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
11/01/2016 11:05:06 AM FILED/CERT

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

### 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

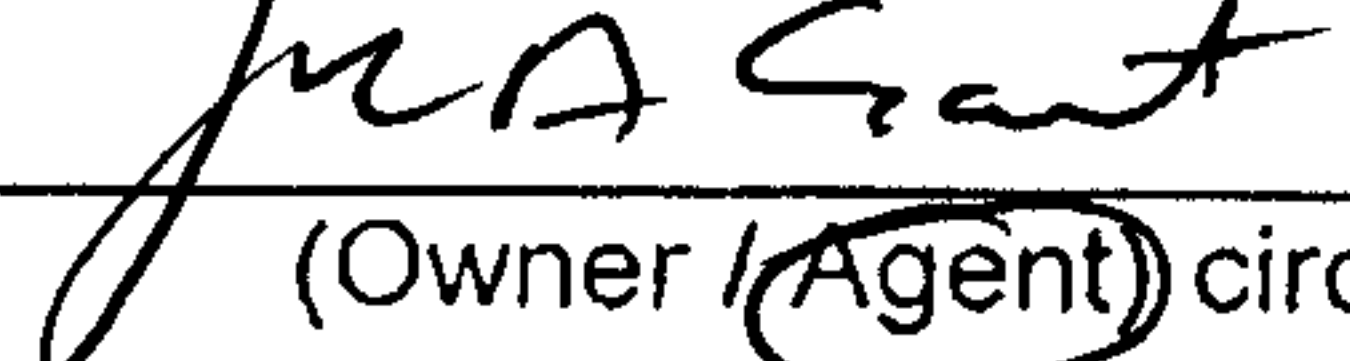
Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/26/16

Print John A. Gant

Sign   
(Owner / Agent) circle one