

20161221000465280  
12/21/2016 08:18:44 AM  
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy Five Thousand Dollars (\$75,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Kenneth D. Keller and wife, Sheila L. Keller, husband and wife**, (herein referred to as grantor), grant, bargain, sell and convey unto **Rex Residential Property Owner, LLC**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

**LOT 4, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**ALSO:**

**A PORTION OF THE EXISTING TEN (10) FOOT EASEMENT WHICH IS SITUATED AND LIES UPON THE WEST SIDE OF LOT 4, CANTERBURY ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE SPECIFICALLY, DESIGNATED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT 4 AND PROCEED SOUTH 13 DEG., 33MIN., 57 SEC, EAST FOR A DISTANCE OF 158.64 FEET TO A POINT; THENCE RUN SOUTH 48 DEG., 14 MIN., 33 SEC, EAST FOR A DISTANCE OF 29.67 FEET; THENCE PROCEED IN A NORTHEAST DIRECTION, AND PARALLEL TO THE NORTHERNMOST BOUNDARY OF SAID TEN (10) FOOT EASEMENT WHICH RUNS UPON THE SOUTH SIDE OF SAID PROPERTY FOR A DISTANCE OF TEN (10) FEET; THENCE RUN NORTHWESTERLY ALONG THE EASTERNMOST BOUNDARY OF SAID EASEMENT TO THE NORTHERNMOST BOUNDARY OF SAID LOT 4; THENCE RUN WESTERLY FOR A DISTANCE OF TEN (10) FEET ALONG THE NORTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.**

For ad valorem tax purposes only, the address to the above described property is 111 Stratford Road, Montevallo, AL 35115.

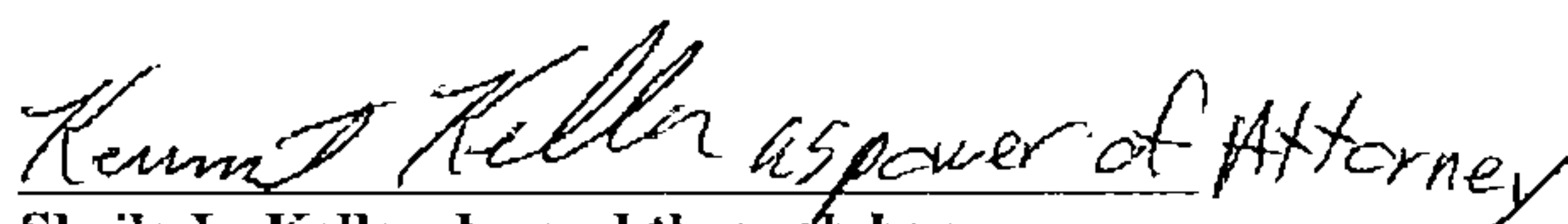
This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, 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

In Witness Whereof, I have hereunto set my hand and seal this 16<sup>th</sup> day of December, 2016.

  
Kenneth D. Keller


  
Sheila L. Keller, by and through her  
Attorney in Fact, Kenneth D. Keller

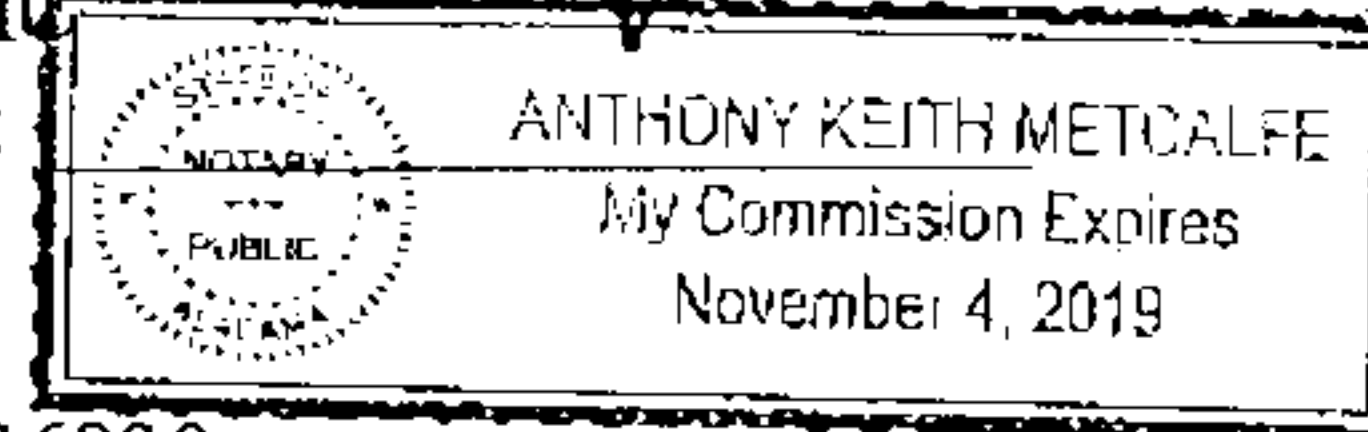
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Kenneth D. Keller and Kenneth D. Keller, as attorney in fact fro Sheila L. Keller**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, individually and as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of December, 2016.

  
NOTARY PUBLIC  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	KENNETH D. KELLER AND WIFE,	Grantee's Name	REX RESIDENTIAL PROPERTY OWNER, LLC
Mailing Address	SHELIA L. KELLER, HUSBAND AND WIFE	Mailing Address	
	132 SUGARCANE LANE		3 CORDES ST
	MAYLENE, AL 35114		CHARLESTON, SC 29401
Property Address	111 STRATFORD ROAD	Date of Sale	DECEMBER 16, 2016
	MONTEVALLO, AL 35115	Total Purchase Price	\$ 75,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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.

**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.

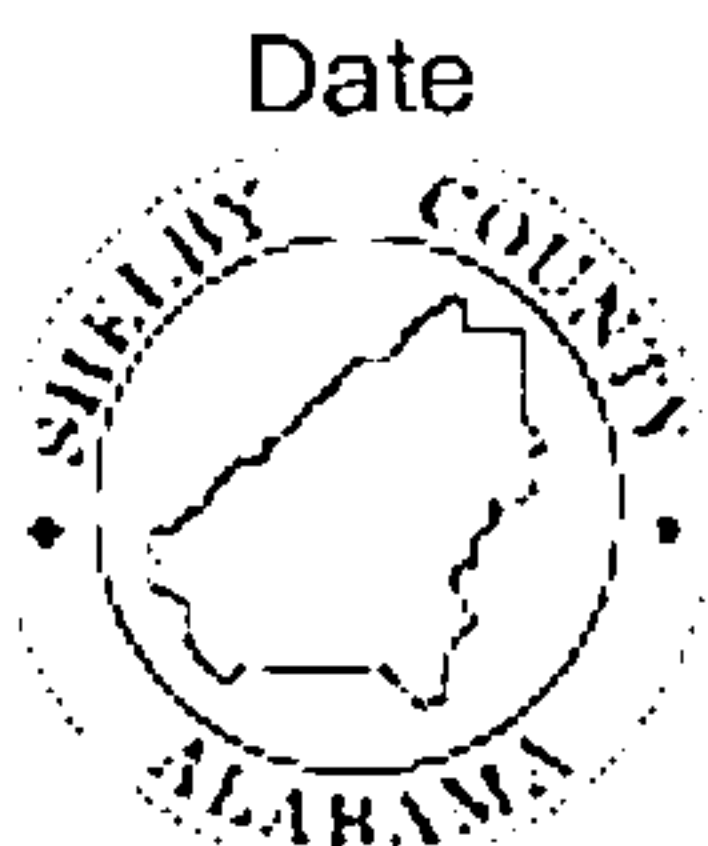
Date of Sale - the date on which interest to the property was conveyed.

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 \_\_\_\_\_  
 Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL (verified by)  
 12/21/2016 08:18:44 AM  
 \$96.00 DEBBIE  
 20161221000465280

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1