Send tax notice to:

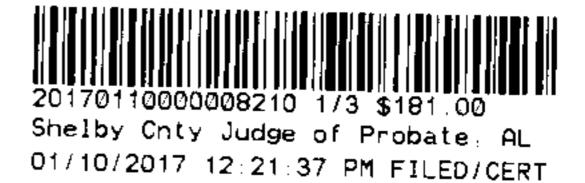
<u>Lakitris Nicole Perry</u>

<u>813 Waterford Circle</u>

<u>Calera, AL 35040</u>

STATE OF ALABAMA Shelby COUNTY This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

### **WARRANTY DEED**



#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) in hand paid to the undersigned, Terry W. Kelley and Christy H. Kelley, Husband and Wife, (hereinafter referred to as "Grantors"), by Lakitris Nicole Perry (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 385, according to the Survey of Waterford Highlands, 1st Sector, as recorded in Map Book 27, Page 137, 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.

\$152,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her 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 and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County: AL 01/10/2017 State of Alabama Deed Tax:\$160.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 28th day of December, 2016.

Christy H. Kelley

## STATE OF ALABAMA COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry W. Kelley and Christy H. Kelley, Husband and Wife, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the  $\frac{28}{200}$  day of December, 2016.

Print Name: Kenneth Pallard + John Commission Expires: 11/24/2018

Shelby Cnty Judge of Probate, AL 01/10/2017 12:21:37 PM FILED/CERT

# Real Estate Sales Validation Form

Property Address  Property Address  Property Address  Date of Sale  Actual Value  Total Purchase Price \$  Actual Value  Actual Value  Actual Value  Actual 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  If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.  Brestructions  Granton'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 peid 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.  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.  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.  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.  Actual value - if the property is not being sold, the true value of the property bething the property and the property being personal perso	EDIS (	Document whist he we	ed in accordance with Code of Alabama 1975, Section 49-22-7
Property Address    Comparison		Terrano a Christy	Helley Mailing Address 813 wusterford
Actual Value \$  Actual Value \$  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 Appraisa  Sales Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantor's name and mailing address - provide the name of the person or persons to whom interest to property and their current mailing address.  Grantor's name and mailing address - provide the name of the person or persons to whom interest to property and their current mailing address of the property being conveyed, if available.  Property address - the physical address of 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 stoened appraiser or the sassesor's current market value.  If no proof is provided and the value must be determined, the current estimate of fair market value, and long current use valuation, of the property as purposes will be used and the local official charged with the responsibility of valuing property for property tars purposes will be used and the local official charged with the responsability of valuing property for property tars purposes will be used and the local official charged with the interest of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Unsitested  Unsitested  Grantor/Granfeet/Owner/Apent/ Circle one		She Wh	A235/43
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)  Bit of Sale Sales Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the filling of this form is not required.  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantae'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. This may be evidenced by an appraisal conducted by a licensed appraiser or the seasesor's current market value.  If no proof is provided and the value must be determined, the current estimate of fair market value, accounting current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as tetermined on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Date 112414  Print (verticed by)  Grantor/Grantee/Owner/Agent) circle one	Property Address	DI3 N refer	
Actual Value \$  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  Other  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.  Brestructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantae'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 swallable.  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 appraisar 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, and soluting current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as steaments olaimed on this form may result in the imposition of the penalty indipated in Code of Alabama 1975 § 40-22-1 (h).  Date	-	Carea Vic	
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)  Bit of Sale  Sale Appraisal  Sale Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the fitting of this form is not required.  Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to preperty and their current mailing address.  Grantse'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 stoened appraisar 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, and soluting current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as purposes will be used and the taxpeyer will be penalized or the penalty indipated in Code of Alabama 1975 § 40-22-1 (h).  Date Land Grantor/Grantee/DemailAgent) circle one			
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)  Bit of Sale  Appraisal  Coloring Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the fitting 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.  Grantae'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 stoened appraisar 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 as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined on the form may result in the irriposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Date Address of my knowledge and belief that the information contained in this document is true and accurate. If wither understand that any false statements claimed on this form may result in the irriposition of the pe		•	— •
Bit of Sale Sales Contract 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.  Bristructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantae's name and mailing address - provide the name of the person or persons to whom interest to property and their current mailing address.  Grantae'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 appraisar 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, associating current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for 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).  If 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 penality of value.  Print (vertical by)	•		Assessor's Market Value 5
Bretructions  Granton's name and mailing eddress - provide the name of the person or persons conveying interest to property and their current mailing address.  Grantae'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 floaned 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).  Print Unattested  (vertiled by)  (Granton/Grantper/Owned/agent) cities one	evidence: (check one Bill of Sale Sales Contract	(Recordation of de	focumentary evidence is not required)Appraisal
Grantor's name and mailing address - provide the name of the person or persons conveying interest to properly and their current mailing address.  Grantae's name and mailing address - provide the name of the person or persons to whom interest to properly is being conveyed.  Properly 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 sassesor'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 as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for 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).  It stats, 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).  Print  Unattested  (Verified by)  (Grantor/Grantget/Owned/Agent) chicle one	If the conveyance doo above, the filing of this	ument presented for form is not required	r recordation contains all of the required information referenced d.
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 appraisar 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).  Print	to property is being cor Property address - the	nveyed. physical address of t	the property being conveyed, if available.
itioensed 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 faise statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Print  Unattested  (Verified by)  (Grantor/Grantpet/Owner/Agent) circle one	-		
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 /2/25/4/4/  Unattested  (verified by)  (Grantor/Grantee/Owner/Agent) circle one	conveyed by the instrum	ent offered for recon	rd. This may be evidenced by an appraisal conducted by a
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 /2/25/1/4 Print / C N/27/1/25/1/4 Print / C N/27/1/25/1/25/1/4 Sign / (Grantor/Grantpe/Owner/Agent) circle one	expluding ourrent use variesponsibility of valuing s	tuation, of the proper property for property	ity as determined by the local official charged with the tax purposes will be used and the taxpayer will be penalized
Unattested Sign (Grantor/Grantpe/Owner/Agent) chicle one	accurate. I further unders	tand that any false s	statements claimed on this form may result in the imposition
(verified by) (Grantor/Grantee/Owner/Agent) circle one	Date 12/25/16	•	Pita Monoth DThh
(verified by) (Grantor/Grantee/Owner/Agent) citcle one	locations and		Sion / / / )
		(verified by)	

201701100000008210 3/3 \$181 00 201701100000008210 arg \$181 00 Shelby Cnty Judge of Probate AL 01/10/2017 12 21 37 PM FILED/CERT