

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Kelvin M. Allen  
1259 Village Trail  
Calera, AL 35040

### GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

20170111000011510

01/11/2017 11:36:48 AM

DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ninety-Seven Thousand And No/100 Dollars (\$97,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Leigh Ann Rodgers, a married woman, and Donald E. Deason, Jr., a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kelvin M. Allen (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 309A, according to a Resurvey of Lots 308 & 309 of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 37, Page 76, in the Probate Office of Shelby County, Alabama.


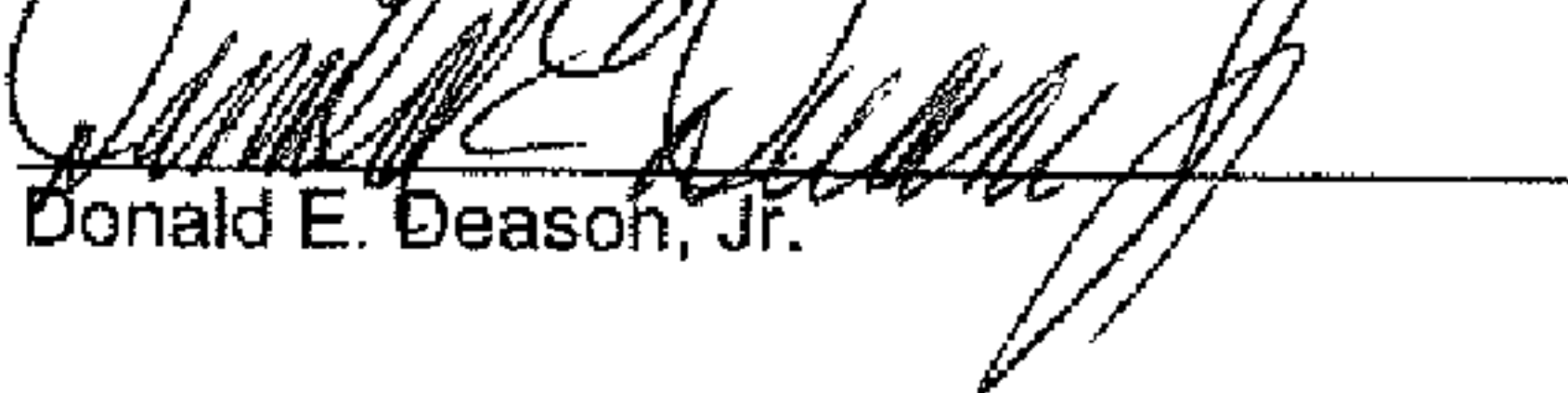
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Ninety-Seven Thousand And No/100 Dollars (\$97,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Note: Leigh Ann Rodgers and Donald E. Deason, Jr. are the surviving grantees of that certain deed recorded in Instrument #20151207000417470; Waynelle Deason whom retained a life estate having died on or about July 25, 2016. This is not the homestead property of the Grantors as defined in the Code of Alabama Section 6-10-3.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 14, 2016.

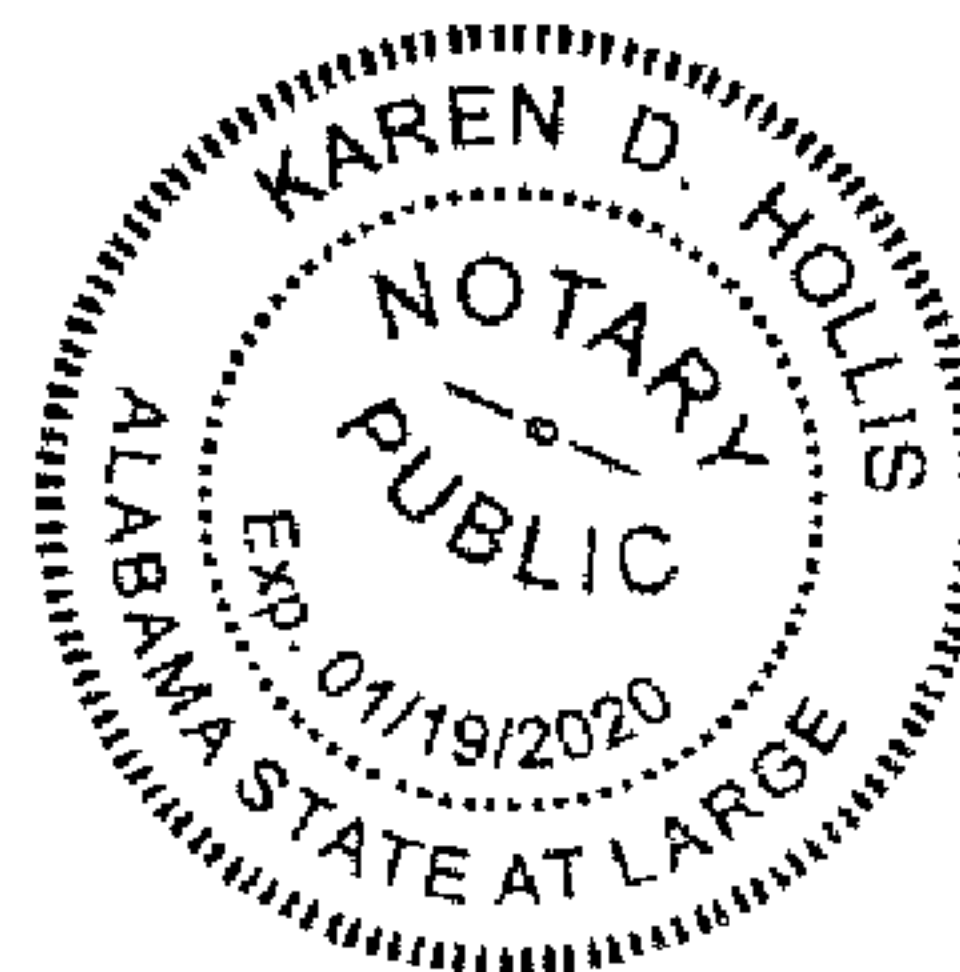
  
Leigh Ann Rodgers  
  
Donald E. Deason, Jr.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Leigh Ann Rodgers and Donald E. Deason, Jr. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 14th day of December, 2016.

  
Notary Public  
My commission expires:



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

|                  |   |                         |                   |
|------------------|---|-------------------------|-------------------|
| Grantor's Name   | Leigh Ann Rodgers and Donald E. Deason, Jr. | Grantee's Name          | Kelvin M. Allen   |
| Mailing Address  | 1259 Village Trail<br>Calera, AL 35040      | Mailing Address         | _____             |
| Property Address | 1259 Village Trail<br>Calera, AL 35040      | Date of Sale            | December 14, 2016 |
|                  |   | Total Purchase Price    | \$97,000.00       |
|                  |   | 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 - Leigh Ann Rodgers and Donald E. Deason, Jr., 1259 Village Trail, Calera, AL 35040.

Grantee's name and mailing address - Kelvin M. Allen, . .

Property address - 1259 Village Trail, Calera, AL 35040

Date of Sale - December 14, 2016.

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 with 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: December 14, 2016

Sign *Dacey Cole*  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/11/2017 11:36:48 AM  
\$19.00 DEBBIE  
20170111000011510

*James W. Fuhrmeister*