

Send tax notice to:  
Sally Cleveland Martin & James Carey Martin  
109 Waterford Lake Drive  
Calera, AL 35040  
PEL1600619

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

**20170315000087220**  
**03/15/2017 11:16:02 AM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Six Thousand and 00/100 Dollars (\$86,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Trevor Pat Kesler, a married man whose mailing address is:**

132 AUSTIN CIR, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor"), by **Sally Cleveland Martin and James Carey Martin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 837, according to the Survey of Waterford Townhomes, Sector 1, Phase 1, as recorded in Map Book 31, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Any and all outstanding rights of redemption from the certain foreclosure deed dated November 23, 2016 recorded in Instrument No. 20161123000431710 recorded in the Probate Office of Shelby County, Alabama. Said right of redemption expiring on November 23, 2017.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

Trevor Pat Kesler is one and the same person as Trevor P. Kesler, Grantee in that certain deed recorded in Instrument No. 20161123000431710 in the Probate Office of Shelby County, Alabama.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that

it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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, Grantor Trevor Pat Kesler has hereunto set his signature and seal on March 3, 2017.

  
Trevor Pat Kesler

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trevor Pat Kesler, a married man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of March, 2017.

(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Trevor Pat Kester  
132 Austin Cir  
Birmingham AL 35342

Grantee's Name  
Mailing Address

Sally Cleveland  
James Cary, Jr  
109 Wakeford Lake  
Calera AL 35140

Property Address

109 Wakeford Lake Dr  
Calera AL 35140

Date of Sale

3/3/17

Total Purchase Price \$

\$6,000

or

Actual Value

\$

or

Assessor's Market Value \$

20170315000087220 03/15/2017 11:16:02 AM DEEDS 3/3

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 3/3/17

Unattested

(verified by)

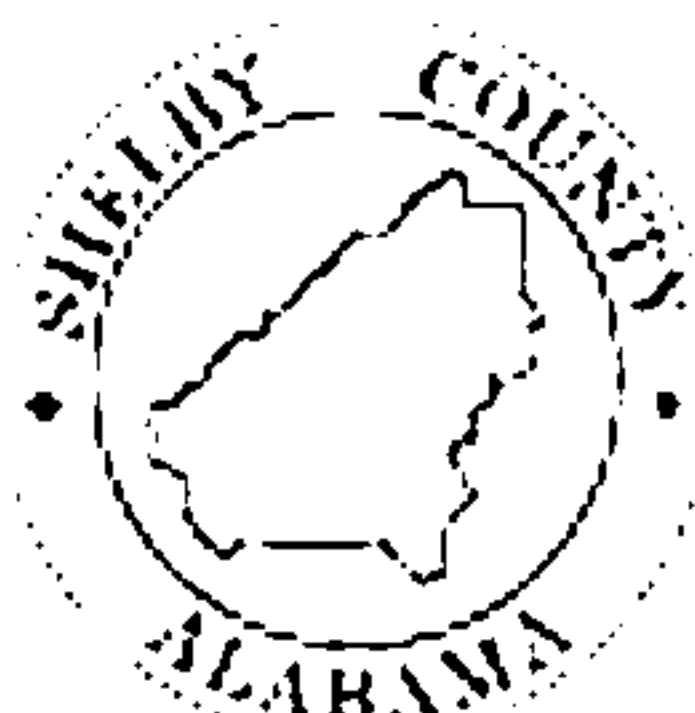
Print

Kenneth B St John

Sign

(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  
03/15/2017 11:16:02 AM  
\$107.00 CHERRY  
20170315000087220

*James W. Fuhrmeister*