

Send Tax Notice:
Cathy Cagle
211 Hidden Creek Parkway
Pelham, AL 35124
PEL1700136

This Instrument Prepared By:
Stewart & Associates, P.C./ S.Kent Stewart
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

20170411000121990
04/11/2017 11:38:55 AM
DEEDS 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Inconsideration of the sum of One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00) and other good and valuable consideration in hand paid to the undersigned, Trevor Pat Keeler, a married man (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto Cathy Cagle, (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to that outstanding right of redemption occurring as a result of that certain Foreclosure deed dated February 27, 2017 and recorded in Instrument Number 20170302000073710: Said right of redemption expiring on February 27, 2018.

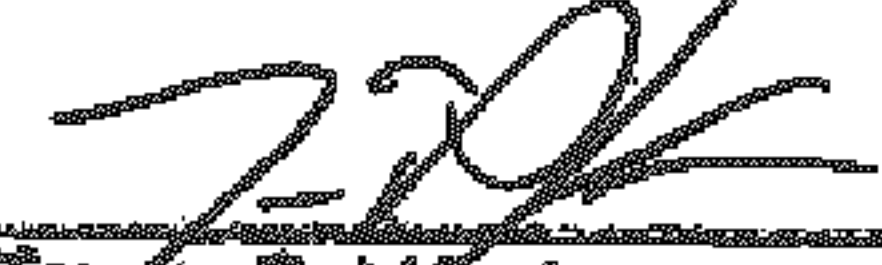
The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

\$128,040.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

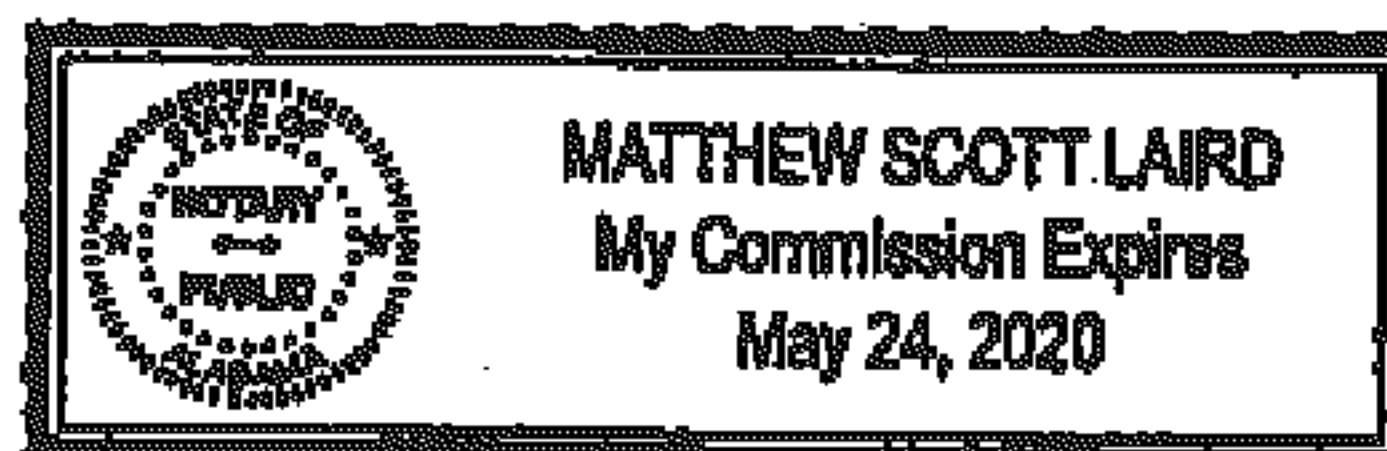
WITNESS my hand and seal this 7 day of April, 2017.


Trevor Pat Keeler

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Trevor Pat Keeler, a married man 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 date the same bears date.

GIVEN under my hand and seal this the 7 day of April, 2017.




Matthew Scott Laird
Notary Public
My Commission Expires:
April 7, 2017.

EXHIBIT "A"

Lot 213, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Cathy Cagle and Cathy L Cagle are one in the same person

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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

T. Lewis P. Kester
132 Austin Cir
Birmingham AL 35248

Grantee's Name
Mailing Address

Cathleen C. Kester
211 Hidden Creek Pl
Prichard AL 35091

Property Address

211 Hidden Creek Pl
Prichard AL 35091

Date of Sale

4/10/17

Total Purchase Price \$

132,000

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)

☐ 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 4/10/17

Unattested

(verified by)

Print

Sign

Kenneth B. St. John

(Grantor/Grantee/Other Agent) circle one

Form RT-1

20170411000121990 04/11/2017 11:38:55 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 11:38:55 AM
\$25.00 CHERRY
20170411000121990

[Signature]