

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

SEND TAX NOTICE TO:
Christopher King
137 Jasmine Drive
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170609000203170

06/09/2017 09:24:05 AM

DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Four Thousand One Hundred And No/100 Dollars (\$134,100.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bethany K. Gellings, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher King (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 12, according to the Map and Survey of Amended Map of The Meadows Plat I, recorded in Map Book 19, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

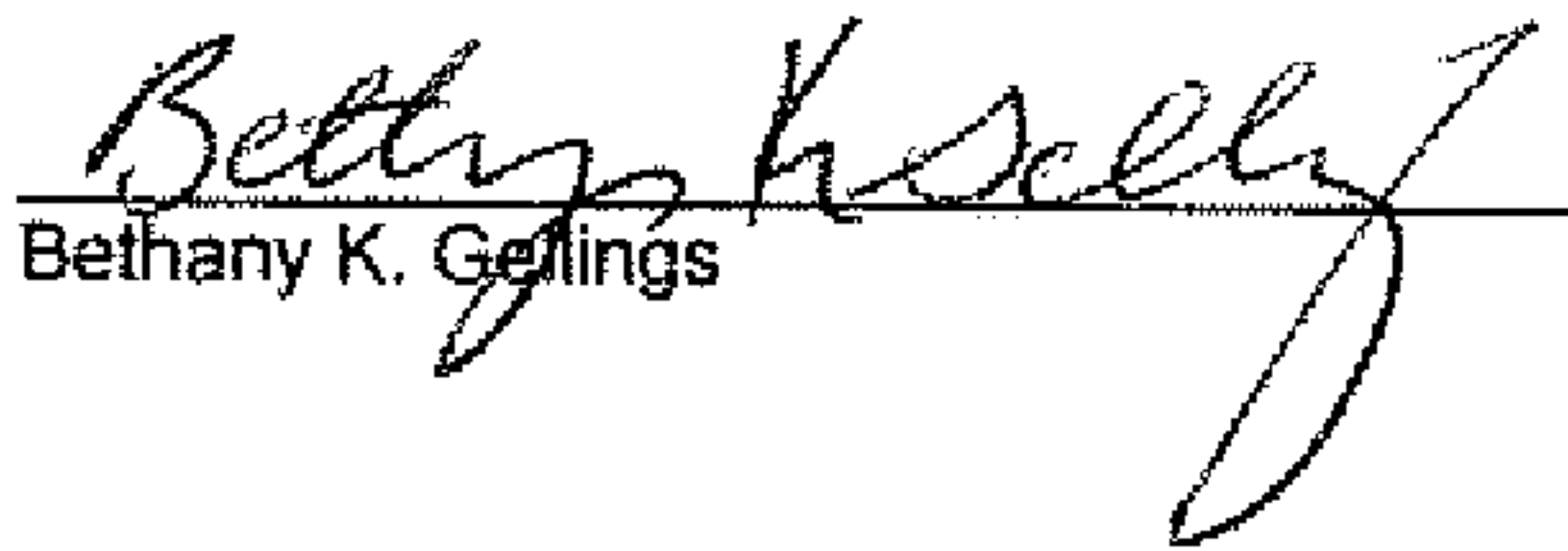
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$127,395.00 executed and recorded simultaneously herewith.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

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.

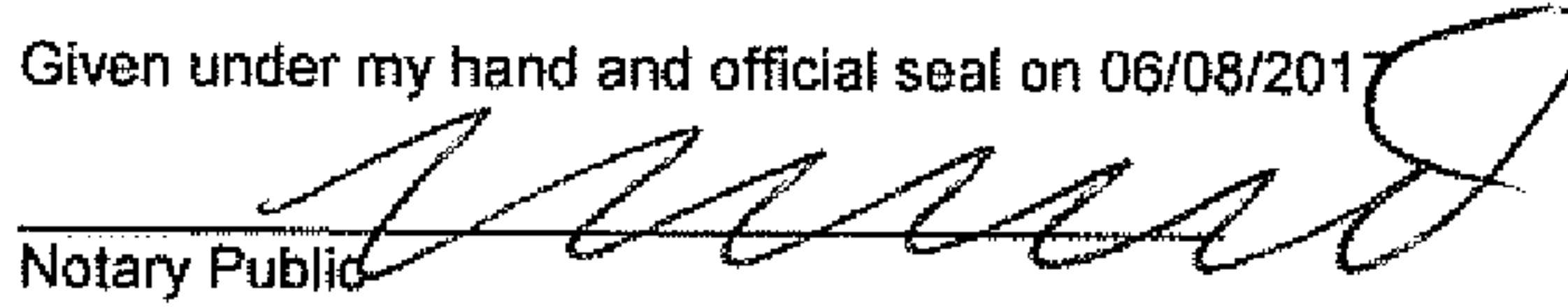
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 8, 2017.

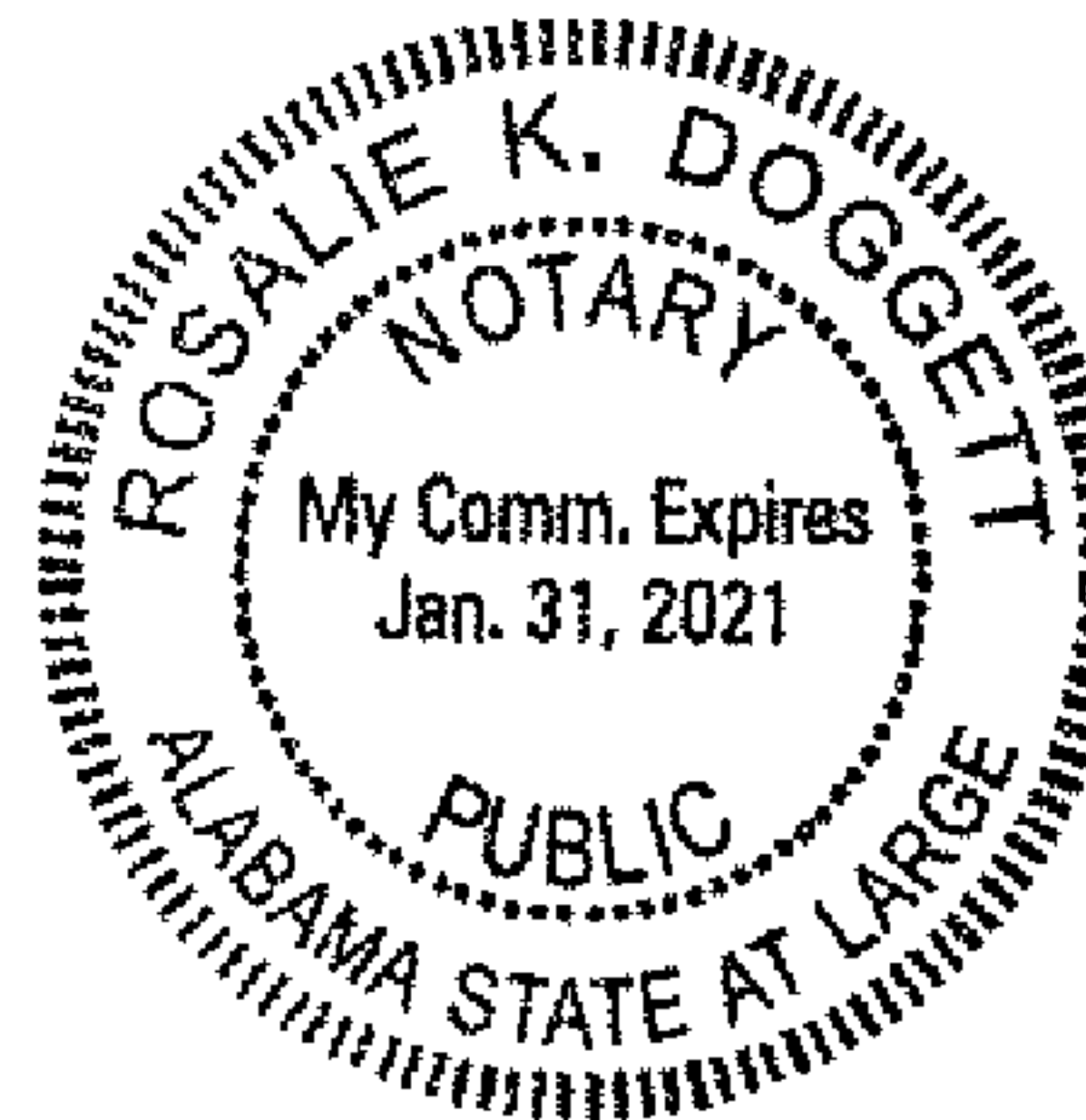

Bethany K. Gellings

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Bethany K. Gellings whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 8th day of June, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 06/08/2017


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 Bethany K. Gellings
Mailing Address 137 Jasmine Drive
Alabaster, AL 35007

Grantee's Name Christopher King
Mailing Address 514 Spicewood Dr
Greensboro, NC 27405-3117

Property Address 137 Jasmine Drive
Alabaster, AL 35007

Date of Sale June 8, 2017
Total Purchase Price \$134,100.00

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)

☐ Bill of Sale

☐ Appraisal

☐ 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.

Instructions

Grantor's name and mailing address - Bethany K. Gellings, 137 Jasmine Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Christopher King, 514 Spicewood Dr, Greensboro, NC 27405-3117.

Property address - 137 Jasmine Drive, Alabaster, AL 35007

Date of Sale - June 8, 2017.

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.

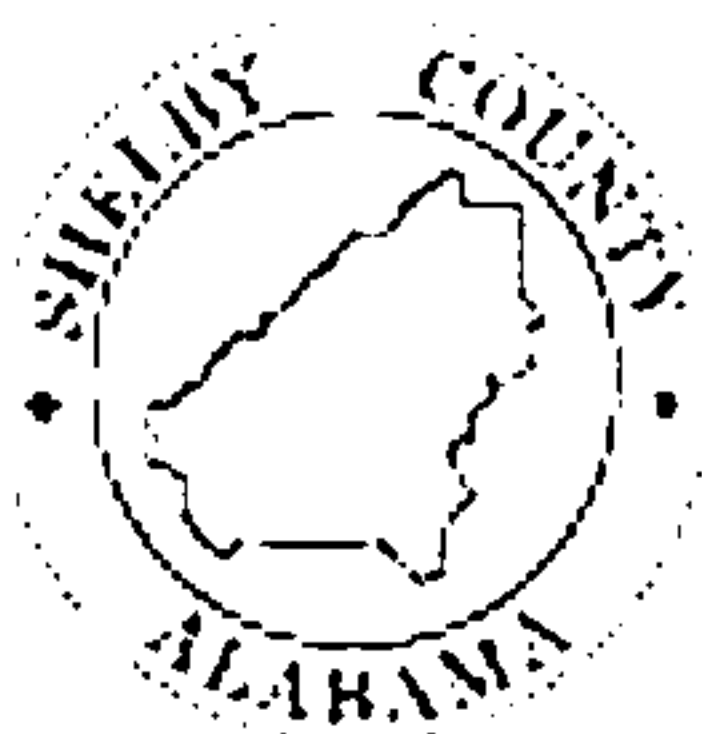
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: June 8, 2017

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/09/2017 09:24:05 AM
\$25.00 CHERRY
20170609000203170

James W. Fuhrmeister