

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
ESTES CLOSINGS, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Ryan Seth Keel
1217 Kensington Boulevard
Calera, AL 35040

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Seven Thousand and 00/100 Dollars (\$137,000.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

Matthew Price Webster, a married man and Johnny P. Webster, a married man

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

Ryan Seth Keel and Brittany Leigh Harig

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 102, according to the Surey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, page 147, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

This property does not constitute the homestead of Grantors nor their spouses.

\$108,800.00 of the above purchase price was paid from the proceeds of a mortgage loan. 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 GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, the said GRANTORS have hereunto set their signatures and seals, this the 12th day of June, 2017.


Matthew Price Webster

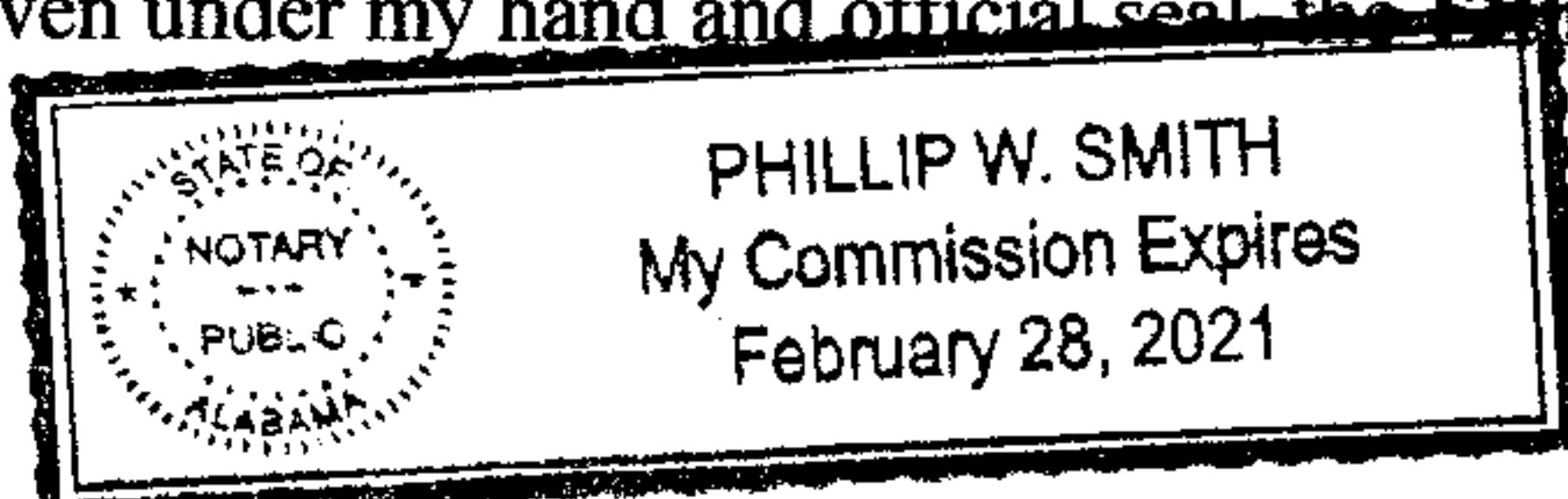

Johnny P. Webster by Matthew Price Webster,
Agent/Attorney In Fact

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew Price Webster** whose name is 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 he executed the same voluntarily on the day the same bears date
Given under my hand and official seal, the 12th day of June, 2017.

SEAL



Notary Public

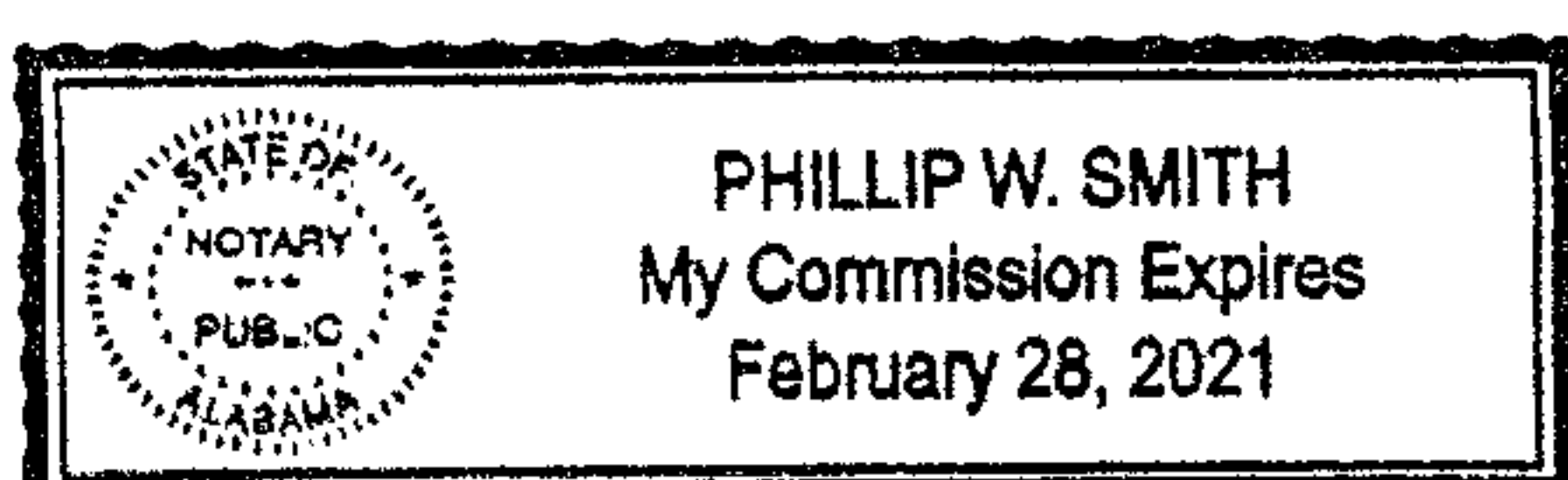
My Commission Expires: 2/28/21

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Matthew Price Webster**, whose name as Agent/Attorney in Fact for **Johnny P. Webster** is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on this the 12th day of June, 2017.

SEAL



Notary Public

My Commission Expires: 2/28/21

17-0207

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Matthew Price Webster and
Johnny P. WebsterGrantee's Name Ryan Seth Keel and Brittany
Leigh HarigMailing Address 1217 Kensington Boulevard
Calera, AL 35040Mailing Address 1217 Kensington Boulevard
Calera, AL 35040Property Address 1217 Kensington Boulevard
Calera, AL 35040Date of Sale June 12, 2017Total Purchase Price \$137,000.00

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)

☒ 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 June 12, 2017Print Matthew Price Webster Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/12/2017 02:14:41 PM
 \$46.50 CHERRY
 20170612000206800

17-0207