

20170615000210710  
06/15/2017 07:56:16 AM  
DEEDS 1/2

**This instrument was prepared by:**  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
KASH PROPERTIES LLC  
5309 S Broken Bow Dr.  
Birmingham, AL 35242

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred One Thousand and 00/100 (\$101,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **FIRST EDUCATORS CREDIT UNION N/K/A ALATRUST CREDIT UNION**, a State chartered credit union, does hereby grant, bargain, sell and convey unto **KASH PROPERTIES LLC**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, page 17 and revised in Map Book 20, page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2017 and subsequent years and not yet due and payable; (2) Easements and building lines as shown on recorded map, including but not limited to any notes, conditions and restrictions; (3) Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 322, Page 3; (4) Easement to Plantation Pipeline as recorded in Deed Book 112, page 352; (5) Right of way to Shelby County as recorded in Deed Book 216, page 584; (6) Right of way to Alabama Power Company as recorded in Volume 126, page 172; (7) Restrictions appearing of record in Instrument #1994-33102 and in Instrument #1995-18312.

Also subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated January 5, 2017, recorded in Instrument #20170120000025070, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, Stan Mitchell, who is authorized to execute this conveyance, has hereto set its signature and seal this 14th day of June, 2017.

First Educators Credit Union nka

By:   
Stan Mitchell  
Vice President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stan Mitchell**, whose name as Vice President of First Educators Credit Union n/k/a AlaTrust Credit Union, a state chartered credit union, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said credit union.

Given under my hand and official seal this 14th day of June, 2017.

My Commission Expires:

  
Notary Public

  
**My Commission Expires  
April 27, 2020**

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

Grantor's Name First Educators Credit Union n/k/a  
Alatrust Credit Union

Mailing Address 1810 Merchants Drive  
Hoover, AL 35244

Grantee's Name KASH PROPERTIES LLC

Mailing Address 5309 S Broken Bow Dr  
Birmingham, AL 35242

Property Address 210 Jasmine Drive  
Alabaster, AL 35007

Date of Sale June 14, 2017

Total Purchase Price \$101,000.00  
or Actual Value \$  
or Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/15/2017 07:56:16 AM  
\$119.00 CHERRY  
20170615000210710

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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 – 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 14, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one