

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Kenny R. Martin, II and Sara Martin
2112 N Grande View Lane
Maylene, AL 35114

WARRANTY DEED

20171127000424570

STATE OF ALABAMA)

11/27/2017 01:13:56 PM

SHELBY COUNTY)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty-Two Thousand Five Hundred And No/100 Dollars (\$282,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, LaCharles King and Jeana King, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kenny R. Martin, II and Sara Martin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 975, according to the Map and Survey of Grande View Estates Givianpour Addition to Alabaster, 9th Addition, Phase 1, recorded in Map Book 26, Page 86, 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 \$258,699.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 16, 2017.




LaCharles King


Jeana King

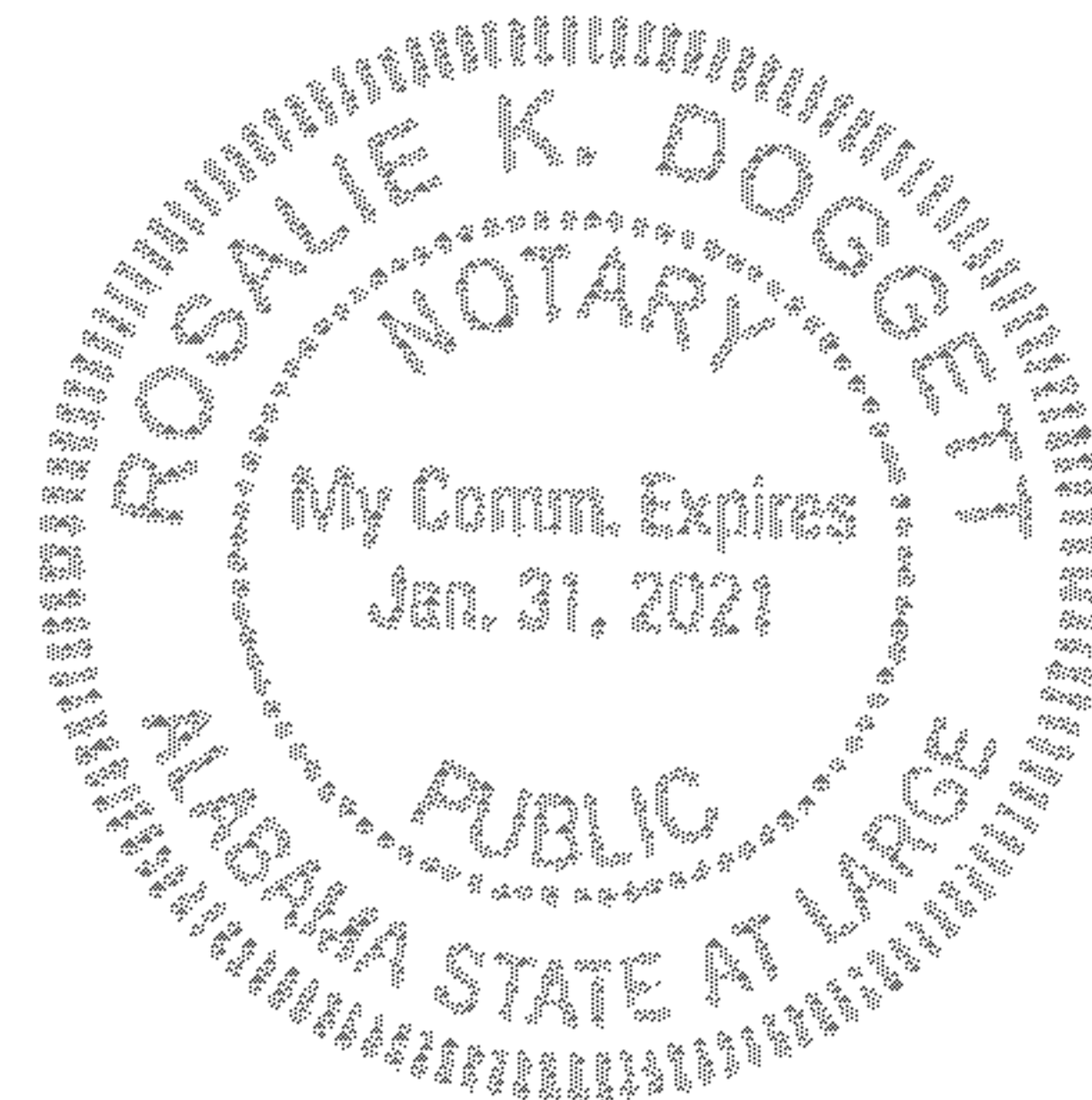
STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify LaCharles King and Jeana King whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 16th day of November, 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 11/16/2017



Notary Public
My commission expires: 11/31/21



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

Grantor's Name	LaCharles King and Jeana King	Grantee's Name	Kenny R. Martin, II and Sara Martin
Mailing Address	2112 N Grande View Lane Maylene, AL 35114	Mailing Address	2217 Williamsburg Drive Pelham, AL 35124
Property Address	2112 N Grande View Lane Maylene, AL 35114	Date of Sale	November 16, 2017
		Total Purchase Price	\$282,500.00
		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)

<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 - LaCharles King and Jeana King, 2112 N Grande View Lane, Maylene, AL 35114.

Grantee's name and mailing address - Kenny R. Martin, II and Sara Martin, 2217 Williamsburg Drive, Pelham, AL 35124.

Property address - 2112 N Grande View Lane, Maylene, AL 35114

Date of Sale - November 16, 2017.

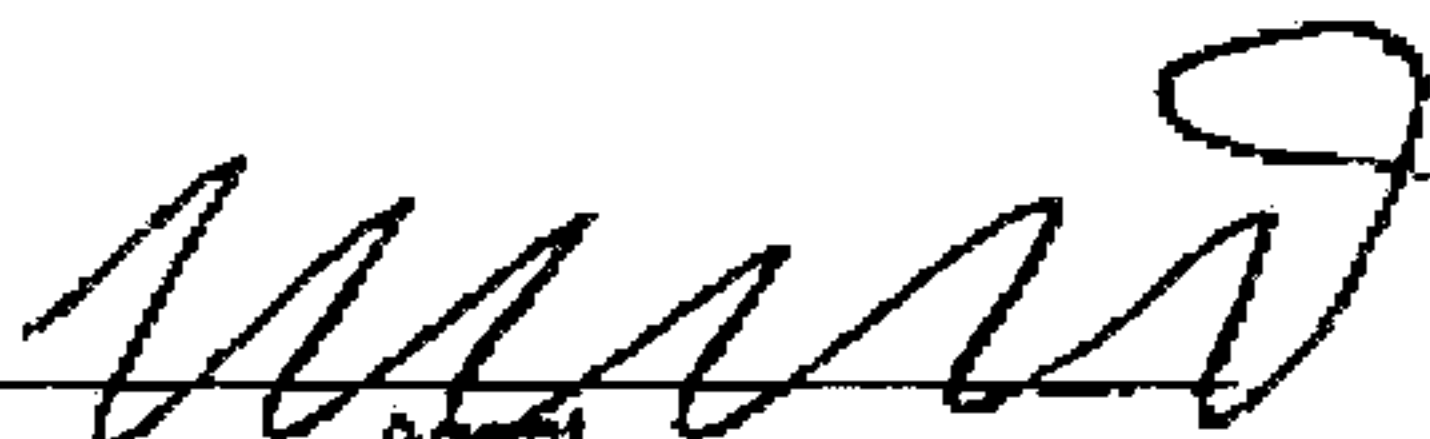
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: November 16, 2017

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/27/2017 01:13:56 PM
\$42.00 DEBBIE
20171127000424570

