

This Instrument was Prepared by:

D Barron Lakeman, LLC  
1710 Catherine Court  
Auburn, AL 36830  
File No.: 170498

**20171201000430840**  
**12/01/2017 11:27:53 AM**  
**DEEDS 1/3**

Send Tax Notice To: Caitlin F. Preskitt  
Matthew W. Preskitt  
1093 Highland Village Trail  
Birmingham, AL 35242

## **WARRANTY DEED**

### **JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

---

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Seven Thousand Dollars and No Cents (\$387,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert Allen King, an unmarried man and Susanne King, and unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caitlin F. Preskitt and Matthew W. Preskitt**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1093 Highland Village Trail, Birmingham, AL 35242**; to wit;

Lot 76, according to the 2nd Amendment to the amended Map of The Village at Highland Lake, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24, A, B, C, D & E, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$328,950.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of Nov, 2017.

Robert Allen King  
Robert Allen King

Susanne King  
Susanne King

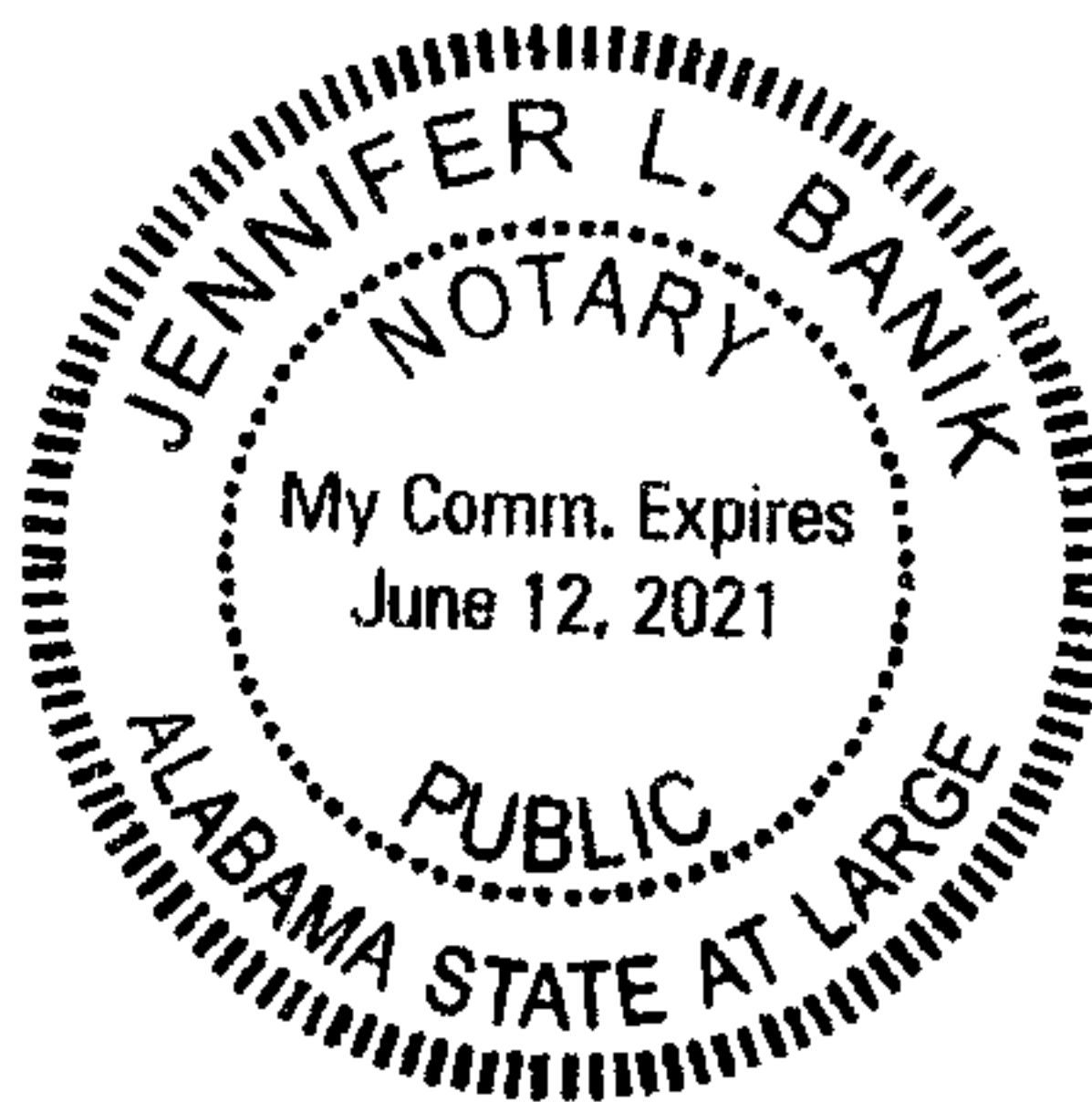
State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Robert Allen King, an unmarried man and Susanne King, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day 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 this the 30 day of Nov, 2017.

Jennifer Banik  
Notary Public, State of Alabama  
Jennifer Banik  
My Commission Expires: 6/12/21



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

Grantor's Name	<u>Robert Allen King &amp; Susanne King</u>	Grantee's Name	<u>Caitlin F Preskitt &amp; Matthew W Preskitt</u>
Mailing Address	<u>1093 Highland Village Trail</u> <u>Birmingham AL 35242</u>	Mailing Address	<u>1093 Highland Village Trail</u> <u>Birmingham AL 35242</u>
Property Address	<u>1093 Highland Village Trail</u> <u>Birmingham AL 35242</u>	Date of Sale	<u>11/30/2017</u>
		Total Purchase Price	<u>\$ 387,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 12/01/2017

Print Jim McLean

Sign [Signature]

Unattested

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2017 11:27:53 AM  
\$79.50 CHERRY  
20171201000430840

(verified by)

[Signature]

(Grantor/Grantee/Owner[Agent]) circle one

**Form RT-1**

