

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **WILLIAM L. KOLAR, also known as, WILLIAM LEWIS KOLAR, and MARY D. KOLAR, also known as, MARY DIANE KOLAR, husband and wife,** the undersigned Grantors, do grant, bargain, sell and convey our interest, to **WILLIAM LEWIS KOLAR and MARY DIANE KOLAR, Trustees, or their successors in interest,** of the Kolar Living Trust dated December 14, 2017, and any amendments thereto, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 12, according to the Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

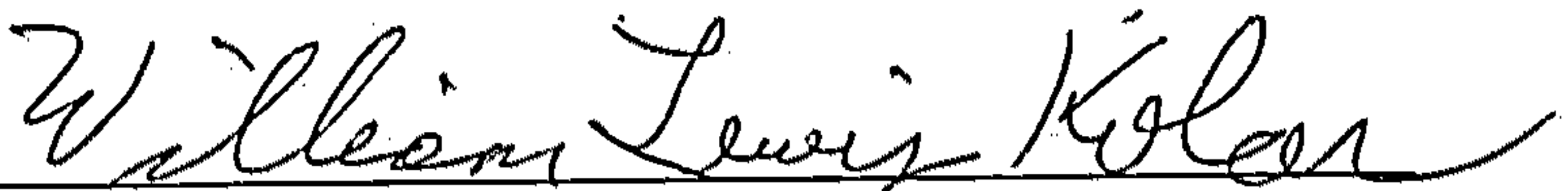
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant

with the said Grantees, its successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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, its successors and assigns, forever, against the lawful claims of all persons.

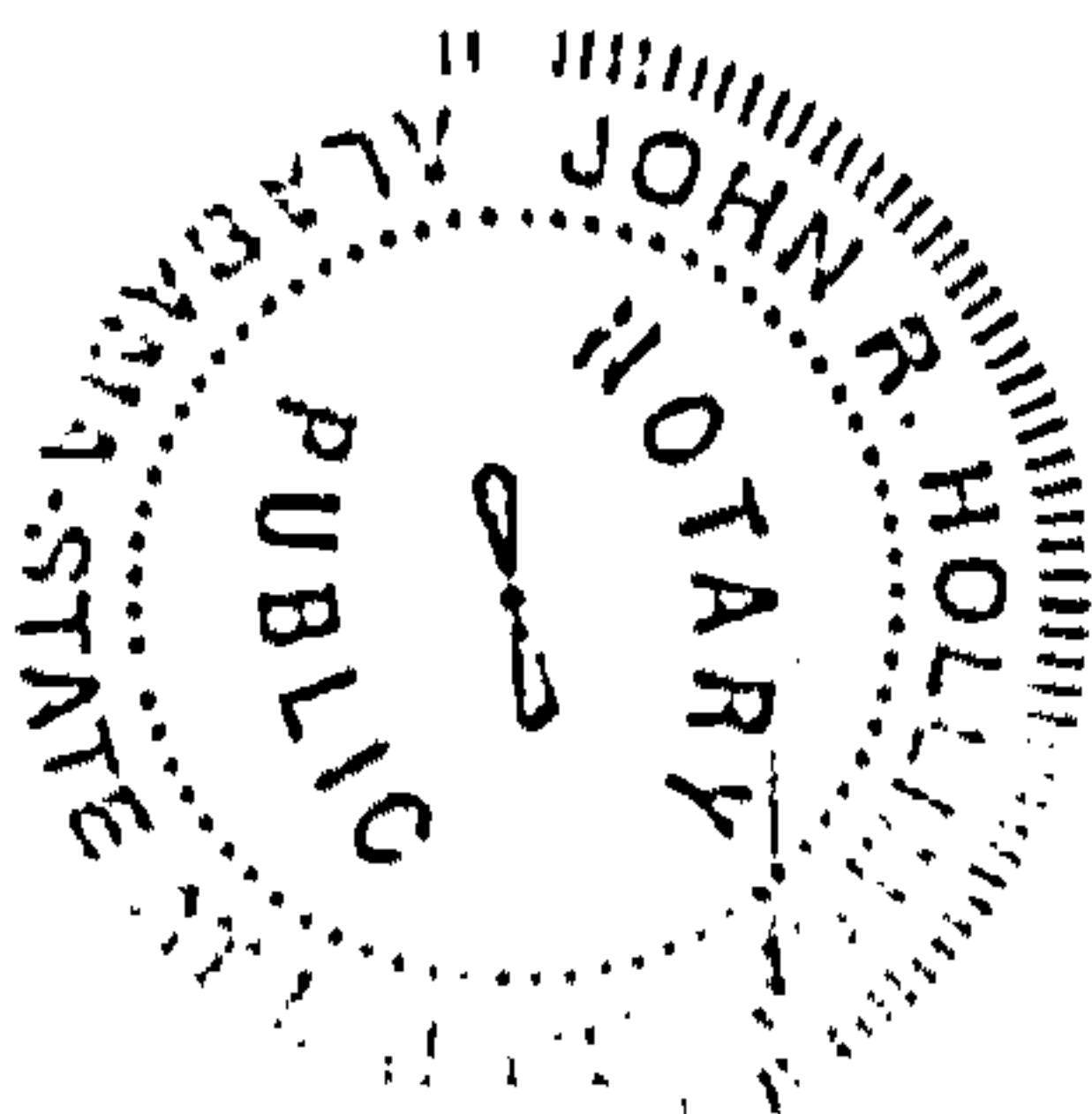
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of December, 2017.


WILLIAM L. KOLAR


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **WILLIAM L. KOLAR**, whose name 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 executed the same voluntarily on the day the same bears date.

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




Notary Public

 MY COMM. EXPIRES:
08-29-2018

Mary D. Kolar

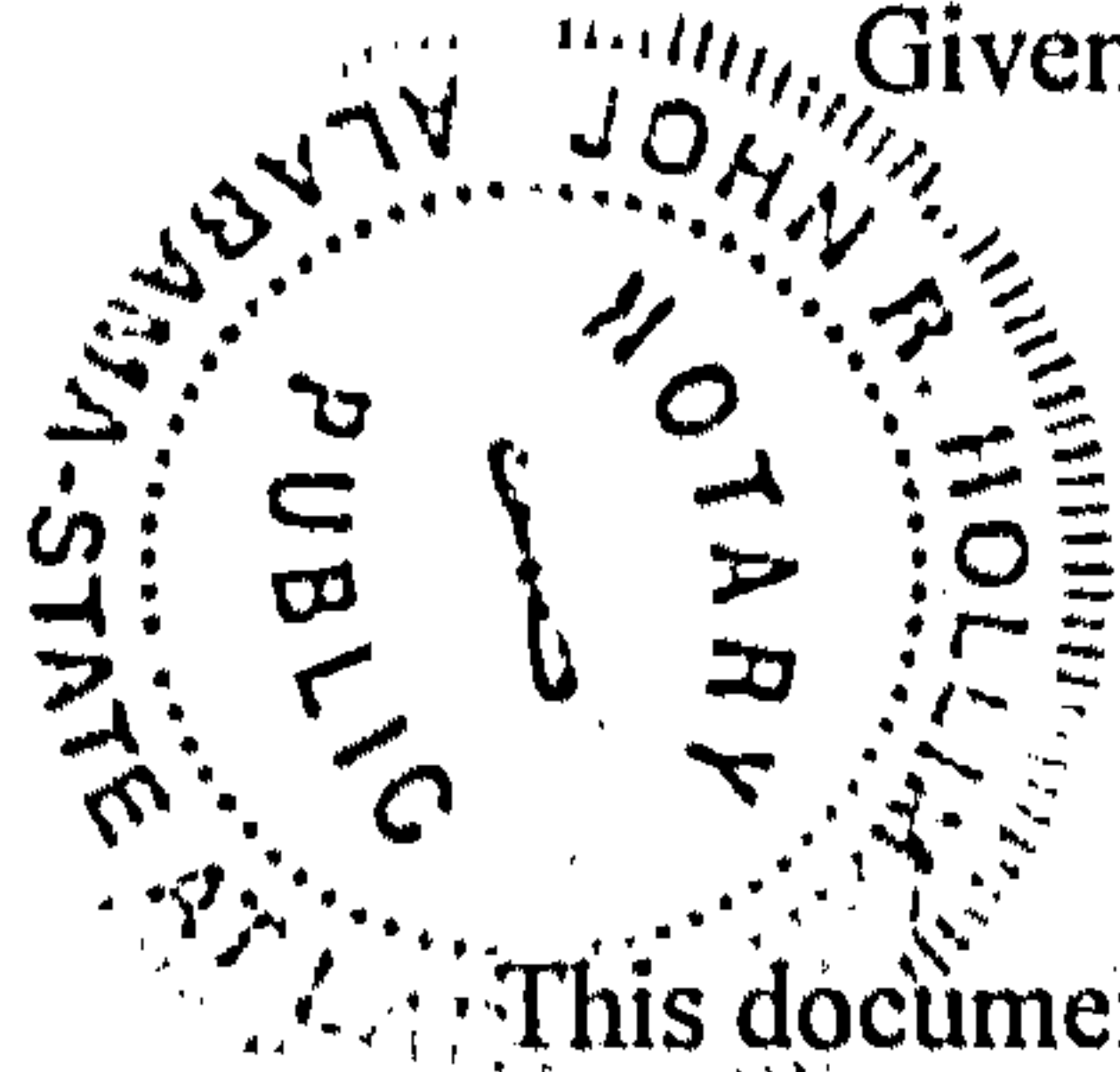
MARY D. KOLAR

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that MARY D. KOLAR, whose name 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, she executed the same voluntarily on the day the same bears date.

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



Notary Public

This document prepared by:
Bradford & Holliman, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

My Comm. Expires:
08-29-2018

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William L. Kolar & Mary D. Kolar
Mailing Address 204 Scarlett Court
Chelsea, AL 35043

Grantee's Name The Kolar Living Trust dated December 14, 2017
Mailing Address 204 Scarlett Court
Chelsea, AL 35043

Property Address 204 Scarlett Court
Chelsea, AL 35043

Date of Sale 12/14/2017
Total Purchase Price \$

or
Actual Value \$

20171219000451800 12/19/2017 12:09:35 PM DEEDS 4/4 or
Assessor's Market Value \$ 195,900

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 Tax Appraised Value
☐ 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 12/14/2017

Print John R. Holliman

☐ Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2017 12:09:35 PM
\$220.00 CHERRY
20171219000451800

Form RT-1