

SEND TAX NOTICE TO:
Jeremiah C. Doan and Linh L. Doan
262 Chesser Park Drive
Chelsea, Alabama 35043

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180129000028110
01/29/2018 07:55:33 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand dollars & no cents (\$270,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James Michael Kratz**, a single man, whose address is 4086 Westover Road, Sterrett, AL 35147 (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jeremiah C. Doan and Linh L. Doan**, whose address is 262 Chesser Park Drive, Chelsea, AL 35043 (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

From a pine knot accepted as the NW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 19 South, Range 1 West, thence run East a distance of 989.57 feet to the Point of Beginning, said Point of Beginning being the NE corner of Lot 20 of Greenbriar Place Subdivision, as recorded in Map Book 36, Page 4, in the Judge of Probate Office of Shelby County, Alabama; thence turn an angle to the right of 90°12'49" and run a distance of 1332.87 feet, along the East line of said Greenbriar Subdivision, to an iron pin, said point on the accepted North boundary of the NE1/4-NW1/4 of Section 25, Township 19 South, Range 1 West; thence turn an angle to the right of 02°19'41" and run a distance of 628.58 feet to a capped iron on the North boundary of Shelby County Highway #280 (80' R.O.W.); thence turn an angle to the left of 111°05'15" and run a distance of 714.83 feet along right of way of Shelby Highway #280 to an iron pipe; thence turn an angle to the left of 71°02'10" and run a distance of 420.98 feet to a 1" pipe, said point on the accepted North boundary of the NE1/4-NW1/4 of Section 25, Township 19 South, Range 1 West; thence turn an angle to the left of 01°11'51" and run a distance of 1293.24 feet to the accepted SE1/4-SW1/4 of Section 24, Township 19 South, Range 1 West, a 1/2 rebar; thence turn an angle to the left of 89°48'56" and run a distance of 652.09 feet to the Point of Beginning of the herein described parcel of land. Situated in the SE 1/4 of the SW 1/4 of Section 24, and in the NE 1/4 of the NW 1/4 of Section 25, all in Township 19 South, Range 1 West.

This sale is pursuant to that court order filed January 22, 2018 for Case No. CV-2010-901291.00 in the Circuit Court of Shelby County, Alabama.

Subject to:

Any defect, lien, encumbrance, adverse claim, or other matter not shown by the Public Records.

Any facts, rights, interests, or claims not shown by the Public Records but could not be ascertained by an inspection of the Land or that may be asserted by person in possession of the land.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance, including lack of access.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Taxes and special assessments for the year 2018 and subsequent years and not yet due and payable.

Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations not shown by the public records.

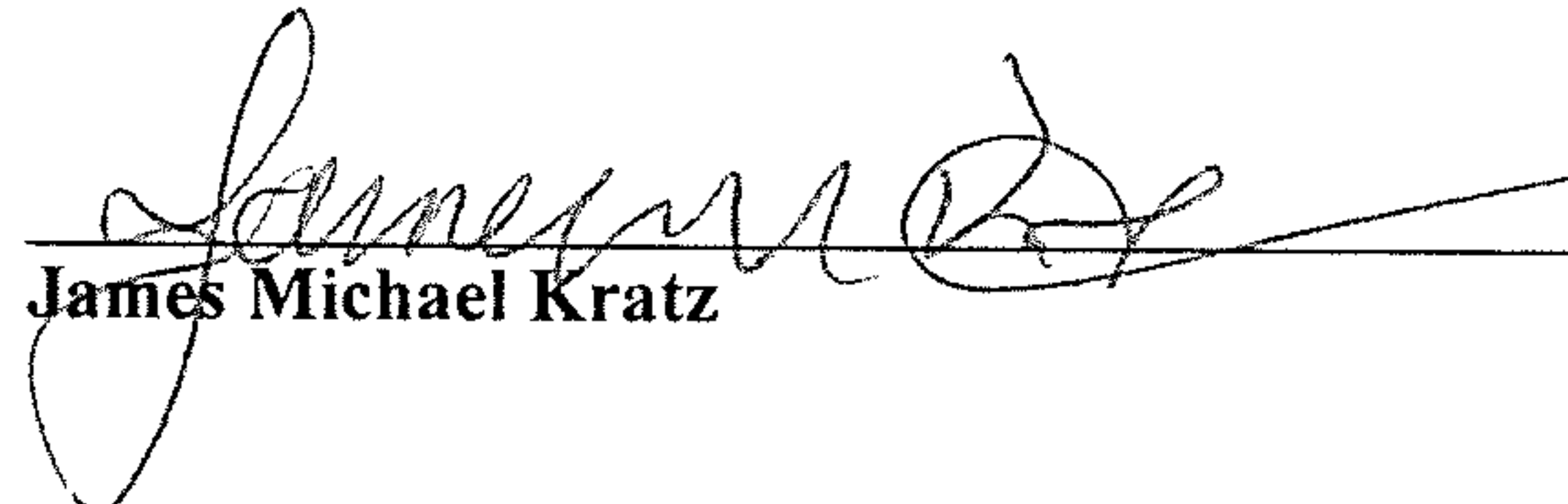
Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Any portion of the land lying within any public road right of way or within any body of water.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 25, 2018**.

 (Seal)
James Michael Kratz

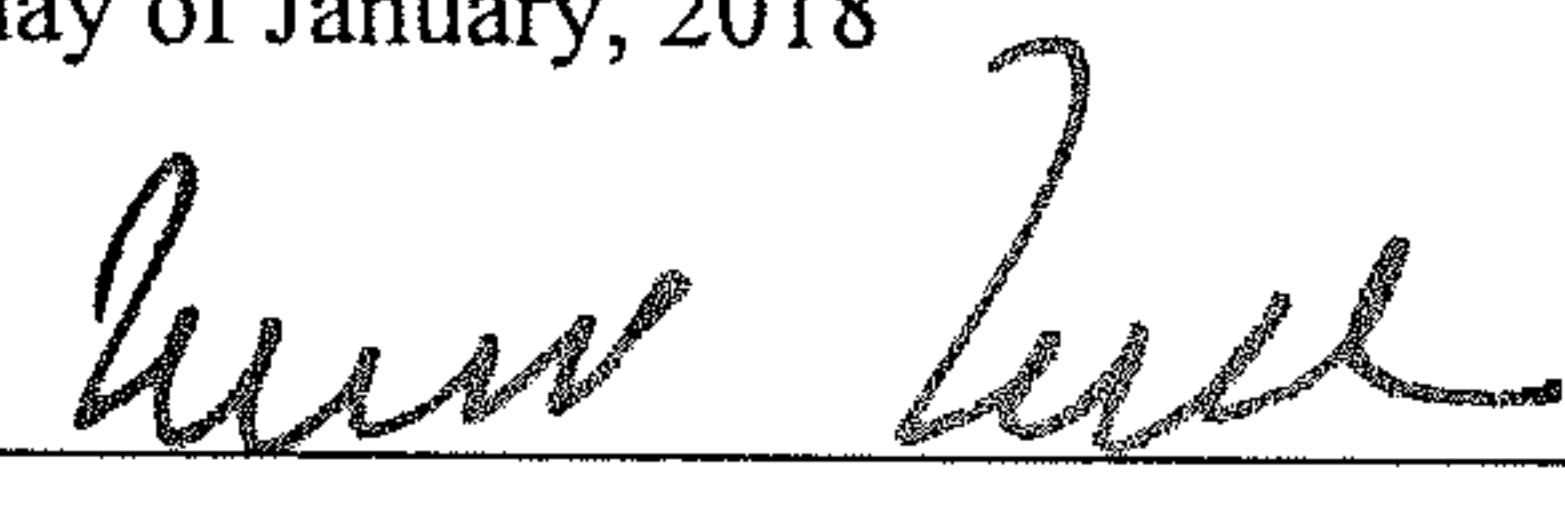
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Michael Kratz**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2018



Notary Public.

(Seal)

My Commission Expires:

1/9/2021

WILLIAM PATRICK COCKRELL, II Notary Public, Alabama State At Large My Commission Expires Jan. 9, 2021

20180129000028110 01/29/2018 07:55:33 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name James Michael Kratz

Mailing Address 4086 Westover Road
Sterrett, Alabama 35147

Property Address 8190 Old Highway 280
Chelsea, AL 35043

\Grantee's Name Jeremiah C. Doan
Linh L. Doan

Mailing Address 262 Chesser Park Drive
Chelsea, Alabama 35043

Date of Sale 01/25/2018
Total Purchase Price \$270,000.

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
___X___ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 January 25, 2018

Print James Michael Kratz

_____ 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
01/29/2018 07:55:33 AM
\$291.00 CHERRY
20180129000028110

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.