

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Trevor Pat Kesler
132 Austin Circle
Birmingham, AL 35242

20180313000081110
03/13/2018 01:12:51 PM
DEEDS 1/4

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **TREVOR PAT KESLER and KRISTAL LANE KESLER, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **TREVOR PAT KESLER** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TREVOR PAT KESLER is one and the same person as Trevor Kesler and Trevor P. Kesler.

KRISTAL LANE KESLER is one and the same person as Kristal Kesler and Kristal L. Kesler.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I, **TREVOR PAT KESLER**, have hereunto set my hand and seal this 25 day of January, 2018.

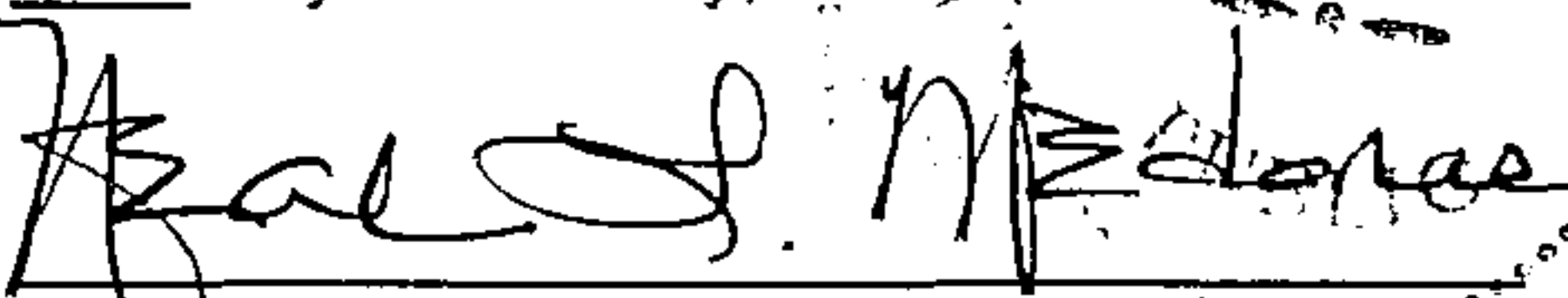

TREVOR PAT KESLER

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TREVOR PAT KESLER**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 4/10/20

KLK TPk

In Witness Whereof, I, **KRISTAL LANE KESLER**, have hereunto set my hand and seal this 25 day of January, 2018.

Kristal L. Kesler
KRISTAL LANE KESLER

STATE OF ALABAMA

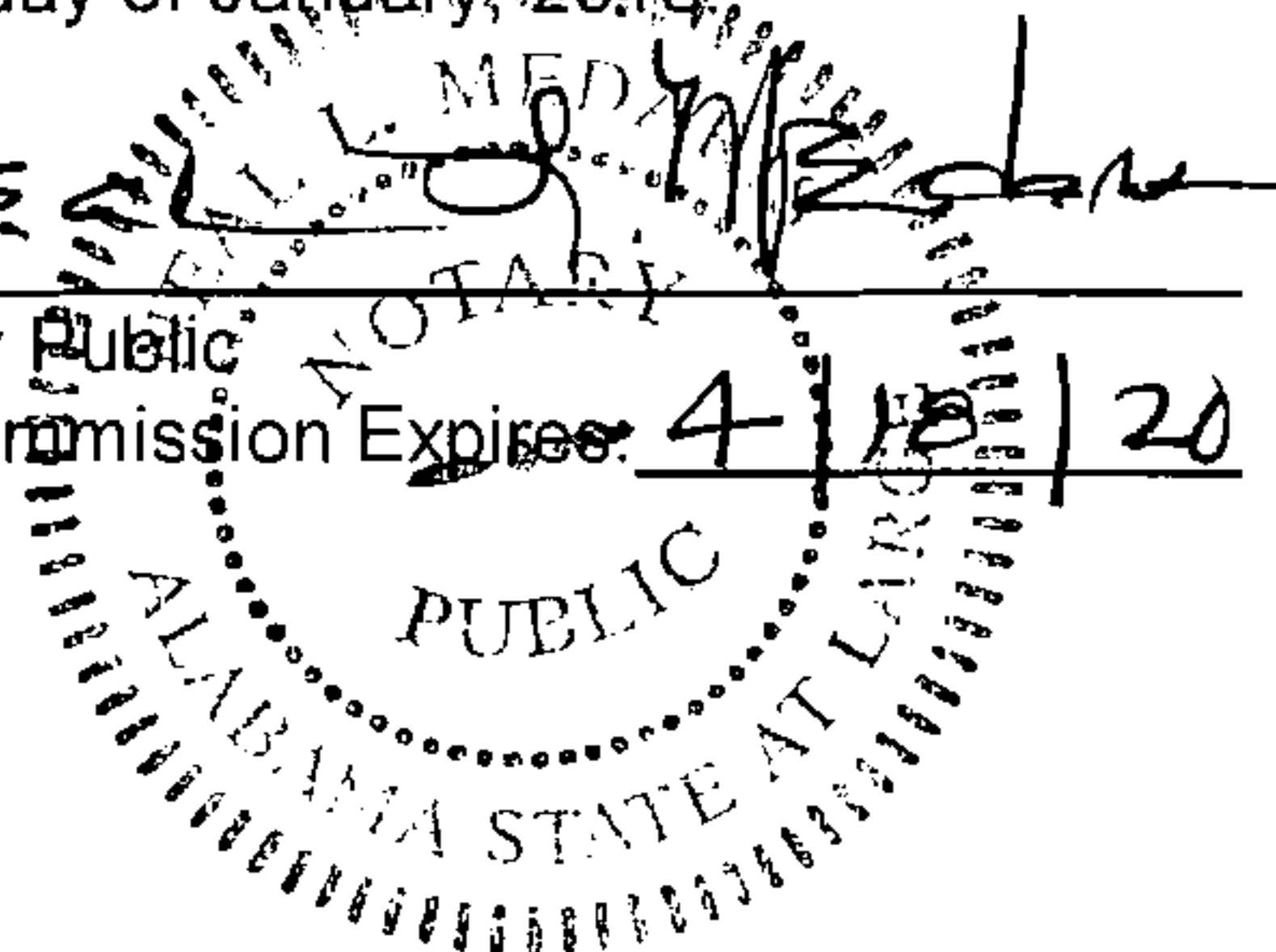
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KRISTAL LANE KESLER**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

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

Azalia M. Edwards
Notary Public

My Commission Expires 4/15/20



TPK KLK

EXHIBIT "A"

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PARCEL 1: Lot 2709, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, Page 20, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Address: 132 Austin Circle, Birmingham, AL 35242

Tax Parcel Number: 09-2-09-0-011-009.000

PARCEL 2: Lot 52, according to the Survey of Dearing Downs Subdivision, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Address: 1210 Southwind Drive, Helena, AL 35080

Tax Parcel Number: 13-6-23-3-000-026.000

PARCEL 3: Lot 58, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

Address: 154 Laurel Woods Drive, Helena, AL 35080

Tax Parcel Number: 13-8-27-1-003-058.000

PARCEL 4: Lot 62, according to the Survey of Timber Park Phase IV, as recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama.

Address: 1584 Timber Court, Helena, AL 35080

Tax Parcel Number: 13-8-27-2-001-003.061

PARCEL 5: Lot 58, according to the Survey of Timber Park Phase IV, as recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama.

Address: 1589 Timber Court, Helena, AL 35080

Tax Parcel Number: 13-8-27-2-001-003.065

PARCEL 6: Lot 326, according to the survey of Old Cahaba, Oak Ridge Sector, First Addition, as recorded in Map Book 25, Page 60, in the Probate Office of Shelby County, Alabama.

Address: 1664 Old Cahaba Court, Helena, AL 35080

Tax Parcel Number: 13-4-20-2-002-068.000

PARCEL 7: Lot 10, according to the Survey of Tocoa Parc, Phase I, as recorded in Map Book 23, Page 124, in the Probate Office of Shelby County, Alabama.

Address: 225 Tocoa Circle, Helena, AL 35080

Tax Parcel Number: 13-5-21-2-000-001.023

PARCEL 8: Lot 7, Block 1, according to the Survey of Shelena Estates, as recorded in Map Book 5, Page 25, in the Probate Office of Shelby County, Alabama.

Address: 2828 Adams Street, Helena, AL 35080

Tax Parcel Number: 13-5-21-3-001-006.000

PARCEL 9: Lot 59, according to the Survey of Falliston, Sector 3 - Phase 1, as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

Address: 4001 Falliston Drive, Helena, AL 35080

Tax Parcel Number: 13-5-21-1-002-053.000

PARCEL 10: Lot 53, according to the Survey of Amended Map of Wyndam, Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.

Address: 7344 Wyndham Parkway, Helena, AL 35080

Tax Parcel Number: 13-5-21-4-005-053.000

PARCEL 11: Lot 46, according to the Survey of Amended Map of Wyndam, Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.

Address: 7707 Wyndham Circle, Helena, AL 35080

Tax Parcel Number: 13-5-22-3-002-035.000

TPK KLC

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>Trevor Pat Kesler</u>	Grantee's Name	<u>Trevor Pat Kesler</u>
Mailing Address	<u>Kristal Lane Kesler</u>	Mailing Address	<u>132 Austin Circle</u>
	<u>132 Austin Circle</u>		<u>Birmingham, AL 35242</u>
	<u>Birmingham, AL 35242</u>		

Property Address SEE EXHIBIT "A"

Date of Sale 1-25-18
Total Purchase Price \$

Or
Actual Value \$

20180313000081110 03/13/2018 01:12:51 PM DEEDS 4/4 Or 2,000,010 Full
Assessor's Market Value \$ 1,000,050.00 (1/2)

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 checked="" type="checkbox"/> Other <u>1/2 Tax Assessed Value Under</u>
<input type="checkbox"/> Closing Statement	<u>Parcel Numbers</u>

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

Print B. CHRISTOPHER BATTLES

 Unattested
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/13/2018 01:12:51 PM
\$1024.50 CHERRY
20180313000081110

A handwritten signature in black ink, appearing to read "B. Christopher Battles", is written over the signature line.