

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

SEND TAX NOTICE TO:
Kevin C. Lang and Lori F. Lang
504 North Grande View Trail
Alabaster, AL 35114

20180404000112160

04/04/2018 02:35:06 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David M. Drake, Jr. and Kelly Cannon Drake, Trustees of the KTD Trust, dated April 1, 2013 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kevin C. Lang and Lori F. Lang (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 971, according to the Map and Survey of Grande View Estates Givianpour Addition to Alabaster, 9th Addition, Phase 2, recorded in Map Book 27, Page 85, 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 \$361,550.00 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 March 28, 2018.

David M. Drake, Jr. and Kelly Cannon Drake, Trustees of the KTD Trust, dated April 1, 2013

BY: [Signature] TRUSTEE
David M. Drake, Jr.
Trustee

BY: [Signature] - Trustee
Kelly Cannon Drake
Trustee

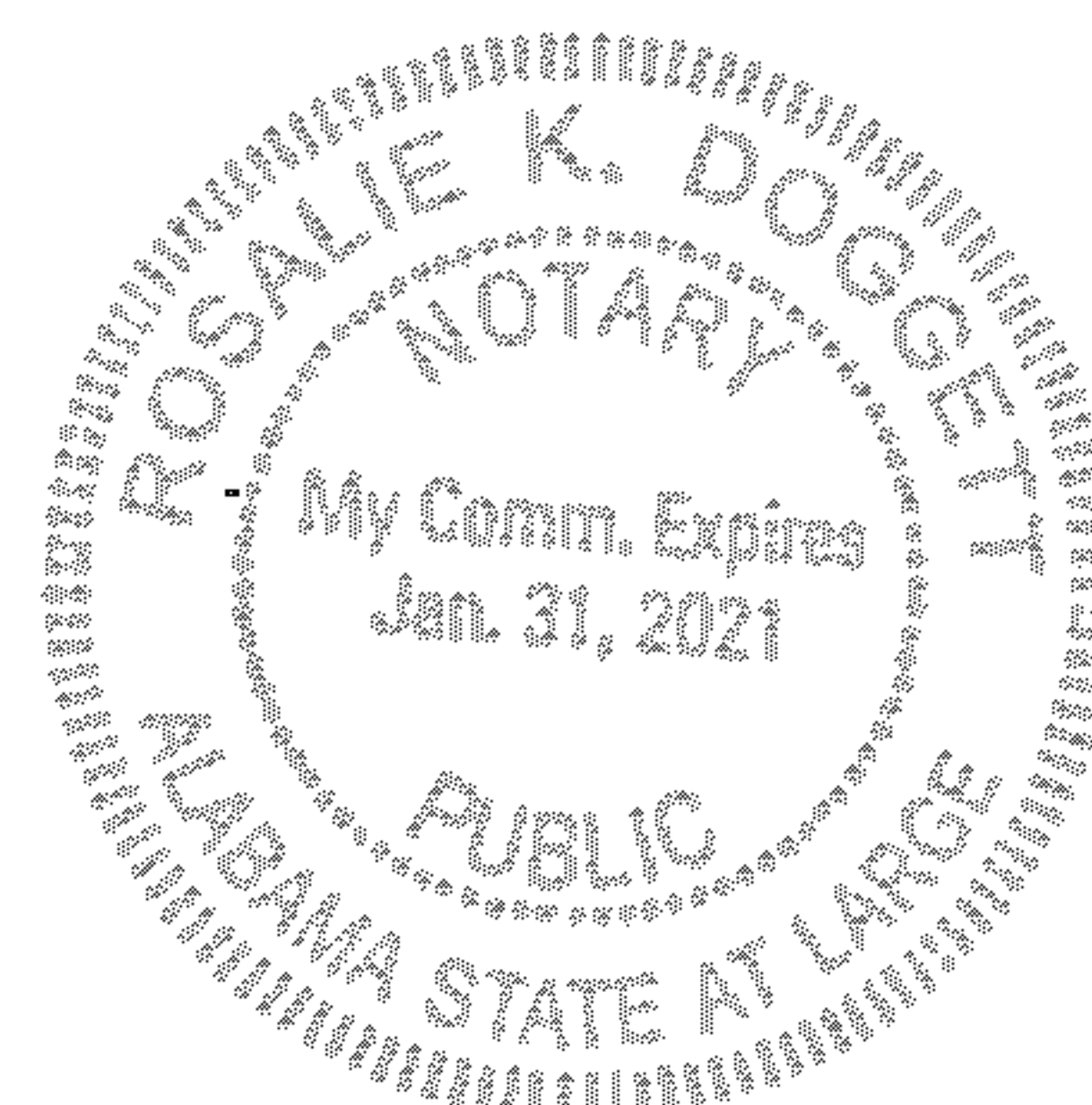
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that David M. Drake, Jr. and Kelly Cannon Drake whose name as Trustees of the KTD Trust, dated April 1, 2013 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, they, as Trustees and with full authority, executed the same voluntarily and in their capacity for and as the act of said Trust.

Given under my hand and official seal on this 28th day of March, 2018.

[Signature]
Notary Public
My commission expires: 1/31/21

FILE NO.: TS-1800387



Real Estate Sales Validation Form

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

Grantor's Name David M. Drake, Jr. and Kelly
Cannon Drake, Trustees of the KTD
Trust, dated April 1, 2013

Grantee's Name Kevin C. Lang and Lori F. Lang

Mailing Address _____

Mailing Address 3308 Tree Crossings Pkwy
Birmingham, AL 35244

Property Address 504 North Grande View Trail
Alabaster, AL 35114

Date of Sale March 28, 2018

Total Purchase Price \$350,000.00

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)

_____ Bill of Sale

_____ Appraisal

_____ Sales Contract

_____ Other: _____

☒ 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 - David M. Drake, Jr. and Kelly Cannon Drake, Trustees of the KTD Trust,
dated April 1, 2013, . .

Grantee's name and mailing address - Kevin C. Lang and Lori F. Lang, 3308 Tree Crossings Pkwy, Birmingham,
AL 35244.

Property address - 504 North Grande View Trail, Alabaster, AL 35114

Date of Sale - March 28, 2018.

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.

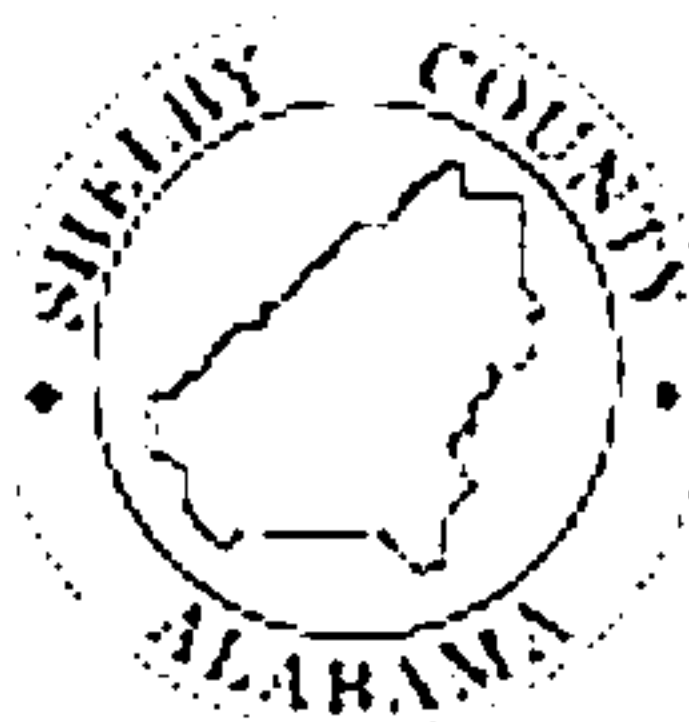
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: March 28, 2018

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 02:35:06 PM
\$19.00 CHERRY
20180404000112160