

This Instrument Prepared By:

Daniel Snyder, Esq.
GAINES LLC
2160 Highland Ave S Ste 101
Birmingham, Alabama 35205

20180425000137820
04/25/2018 08:01:29 AM
DEEDS 1/3

After Recording Return Deed To:

Passport Title Services, LLC
2275 Research Blvd., Suite 500
Rockville, MD 20850

Send Tax Notice To:

Mason M. Kerth and Dakota S. Kerth
121 Sugarberry Drive
Maylene, AL 35114

*PTSL-PT 18-423
apn: 23 2 69 0 002 630.000*

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00), being the contract sales price, in hand paid to the undersigned, Lee A. Orr and Donna F. Orr, husband and wife, whose mailing address is 824 Gates Mills Drive, Unit 301, Fort Mill, SC 29708 (hereinafter referred to as the "Grantors") by Mason M. Kerth and Dakota S. Kerth, a married couple, whose property address is 121 Sugarberry Drive, Maylene, Alabama, 35114 (hereinafter called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees as joint tenants with right of survivorship, all the rights, title, interest, and claim in or the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 142, ACCORDING TO THE SURVEY OF LAKE FOREST, FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$240,562.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever. The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and

assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30th day of March, 2018.

Lee A. Orr
LEE A. ORR

Donna F. Orr
DONNA F. ORR

State of Alabama)

County of Jefferson)

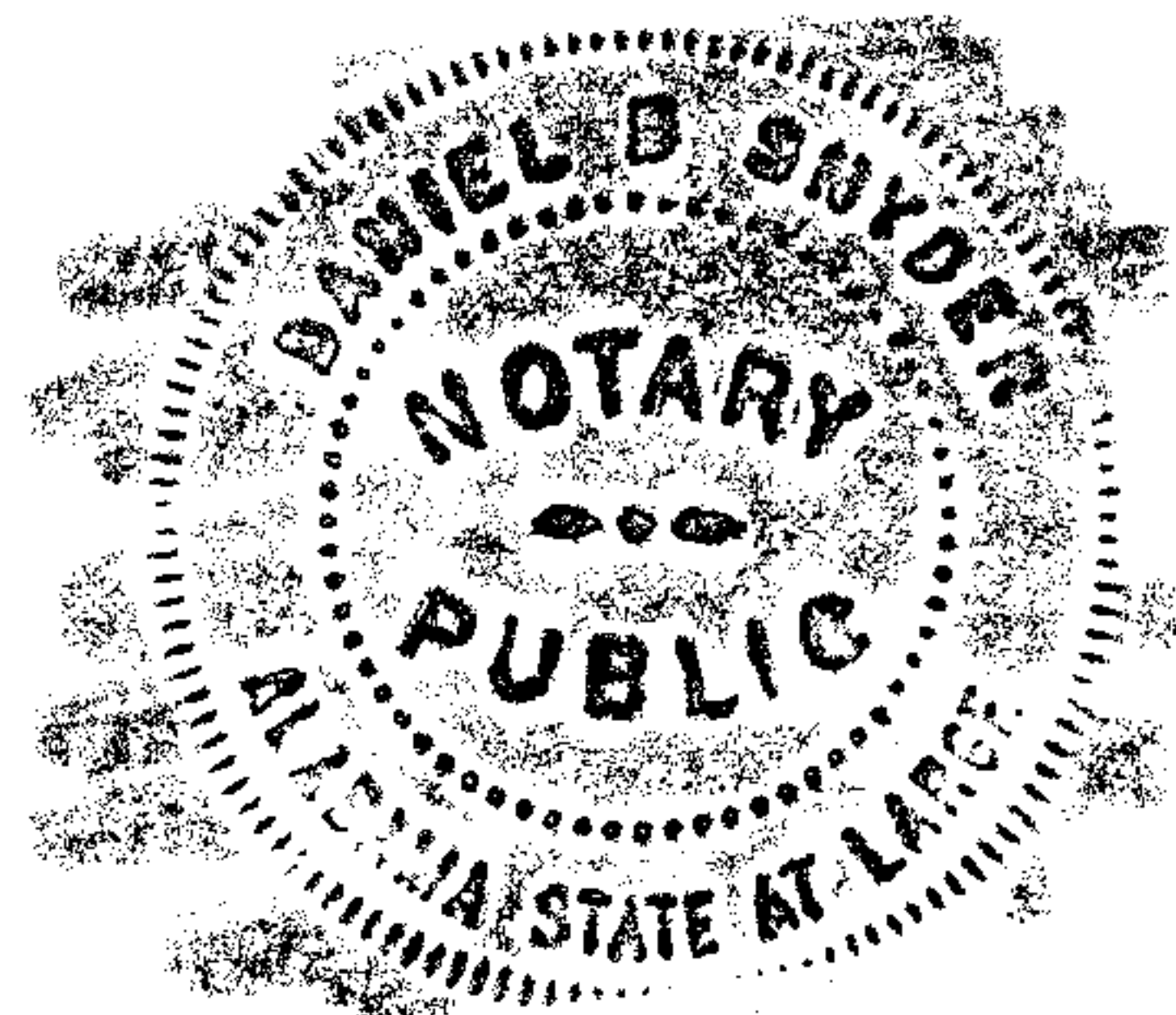
I, the undersigned, a Notary Public in said County, in said State, hereby certify that Lee A. Orr and Donna F. Orr whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of MARCH, 2018.

Daniel B Snyder (SEAL)
Notary Public

Print Name: DANIEL B SNYDER

My Commission Expires: 5/31/20



Real Estate Sales Validation Form

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

Grantor's Name LEE A ORR & DONNA F ORR
Mailing Address 824 GATES MILLS DR # 301 FORT MILL, SC 29708

Grantee's Name FRANK S HOWARD
Mailing Address 121 SUGARBERRY DRIVE MAYLENE, AL 35114

Property Address 121 SUGARBERRY DRIVE MAYLENE, AL 35114

Date of Sale 3/30/2018
Total Purchase Price \$ 245,000.00
or
Actual Value \$ 0.00
Assessor's Market Value \$ 257,000.00

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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
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 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 4/24/18

Print Elizabeth Elina

Unattested

Sign Elina

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 08:01:29 AM
\$25.50 CHERRY
20180425000137820

Signature