

SEND TAX NOTICE TO:

Kinneth Pruitt
5200 English Way
Hoover, AL 35242

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20180504000151910 1/2 \$268.00
Shelby Cnty Judge of Probate, AL
05/04/2018 08:34:59 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Kinneth Pruitt**, an unmarried man (herein referred to as Grantor), grant, bargain, sell and convey unto **Kinneth Pruitt as Trustee, or any successor Trustee, of the Kinneth and Joyce Pruitt Family Trust dated the 1st day of May, 2018** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 63, according to the 1st Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector-Phase 1, as recorded in Map Book 19 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

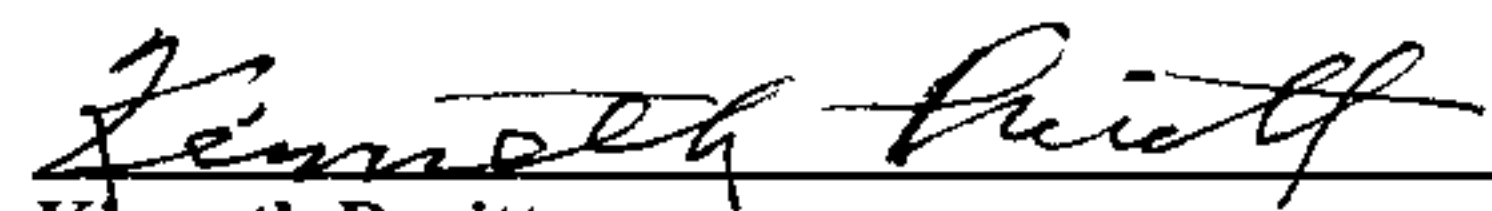
The Grantor is predeceased by his wife, Joyce E. Pruitt.

NO TITLE OPINION GIVEN

TO HAVE AND TO HOLD to the said Grantee, his, heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of May, 2018.

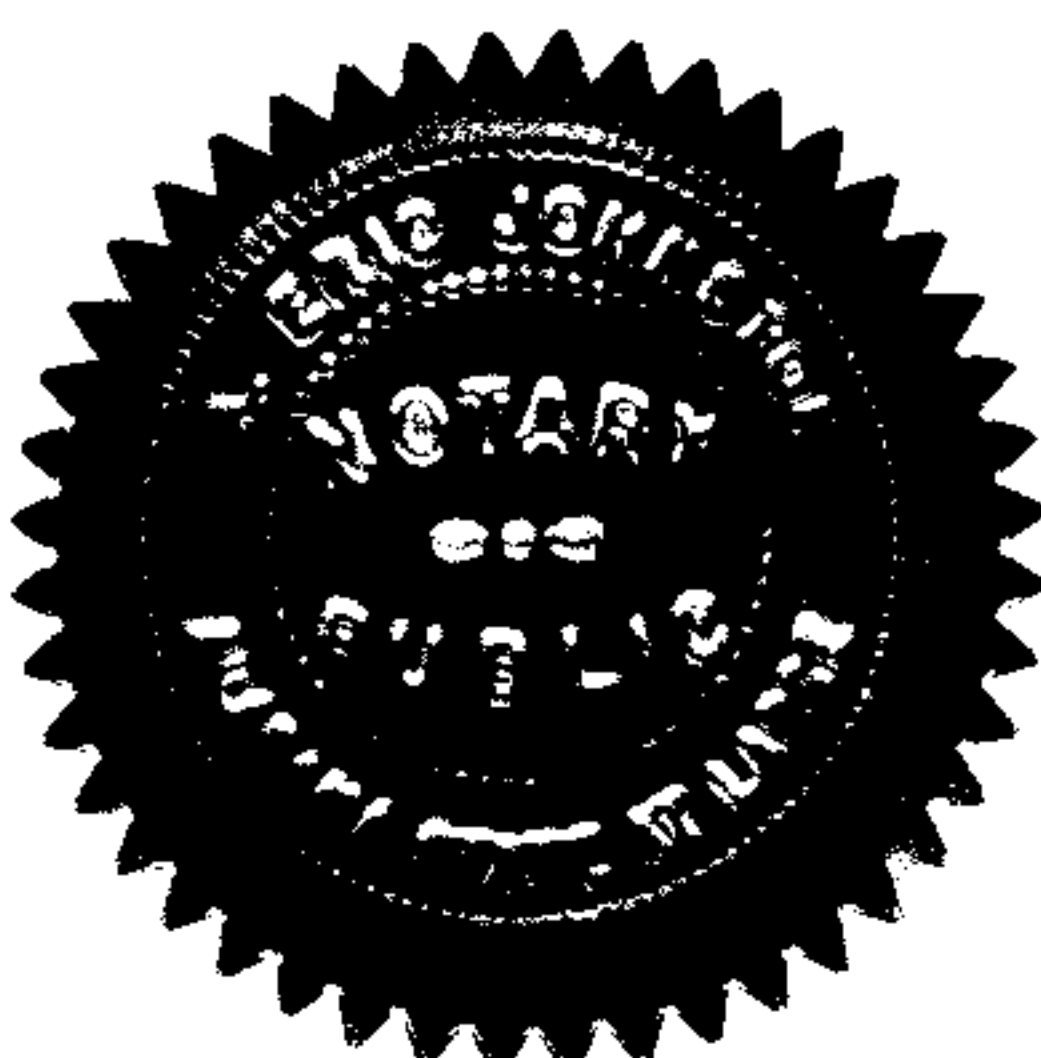

Kinneth Pruitt

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Kinneth Pruitt**, 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 1st day of May, 2018.




Notary Public
My Commission Expires: 10-26-2019

Shelby County, AL 05/04/2018
State of Alabama
Deed Tax: \$250.00

Real Estate Sales Validation Form

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

Grantor's Name Kinneth Pruitt
Mailing Address 5200 English Way
Hoover, AL 35242

Grantee's Name Kinneth Pruitt, Trustee, the
Mailing Address Kinneth Pruitt Family Trust
5200 English Way
Hoover, AL 35242

Property Address 5200 English Way
Hoover, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 249,600.00

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 Assessor's Notice
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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).

Dated 5.1.18

Print A. Eric Johnston

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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