

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes Closings, LLC.  
2188 Parkway Lake Drive, Ste. 101  
Hoover, AL. 35244

20180919000336700  
09/19/2018 03:41:25 PM  
DEEDS 1/2

SEND TAX NOTICE TO:  
Rosemarie Dennis  
117 Cedar Cove Lane  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged,

**Kathryn Sue Walker as Successor Trustee of the Canada Family Trust dated May 4, 2010**

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

**Rosemarie Dennis**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 1 Block 5 according to the survey of Mission Hills, Second Sectors as recorded in Map Book 6, Page 114 in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, his/her heirs and assigns forever.

And I warrant, in my official capacity as Successor Trustee of the Canada Family Trust dated May 4th, 2010 its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the Canada Family Trust dated May 4th, 2010, and that I have authority under the Canada Family Trust dated May 4th, 2010 to make such conveyance.

**IN WITNESS WHEREOF**, the said GRANTOR has hereunto set her signature and seal, this the 18 day of **September, 2018**.

**Canada Family Trust dated May 4, 2010**

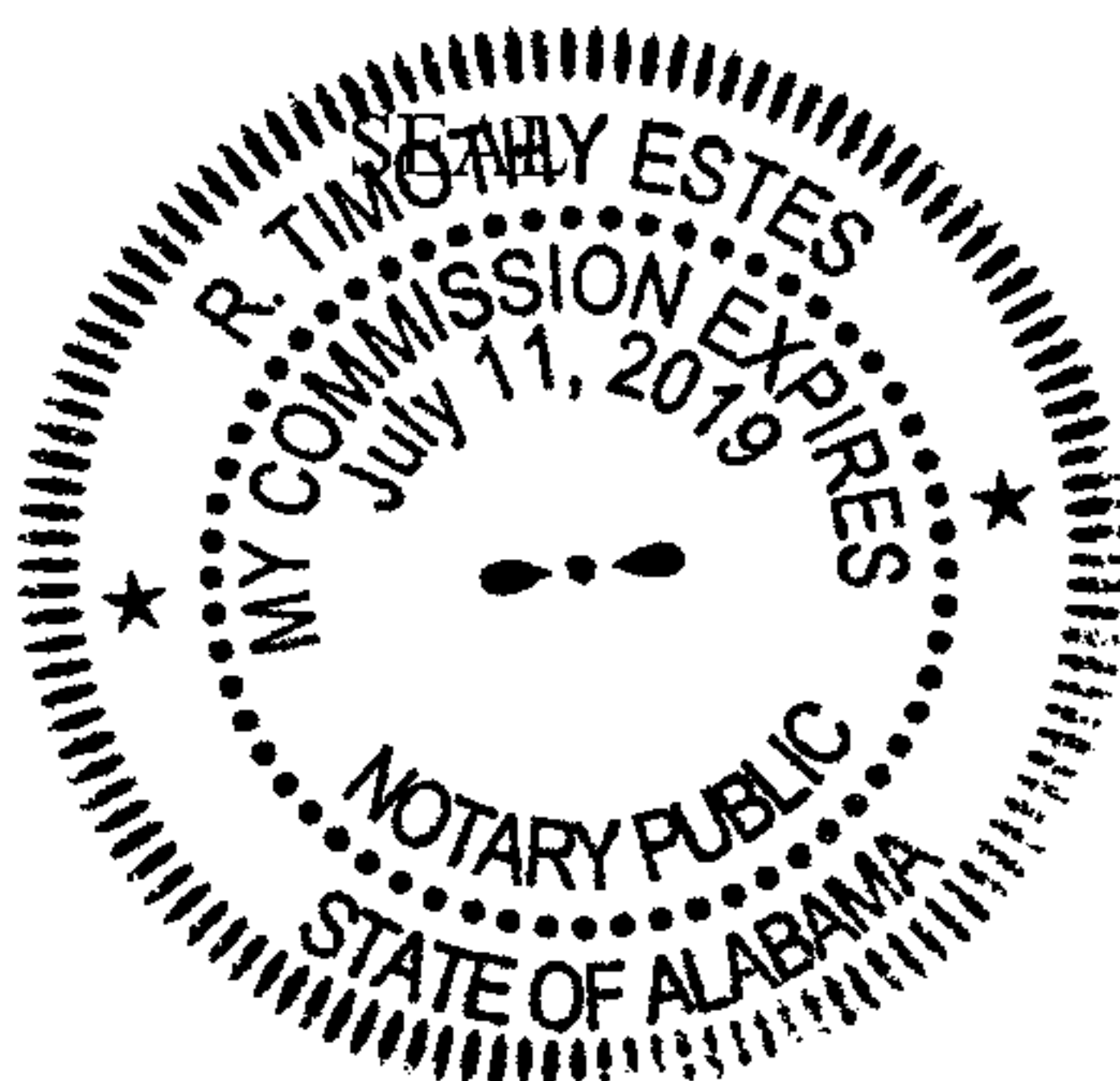
*Kathryn Sue Walker*

By: Kathryn Sue Walker  
Its: Successor Trustee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathryn Sue Walker as Successor Trustee of the Canada Family Trust dated May 4th, 2010**, 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 in her capacity as Successor Trustee and with full authority she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 18 day of **September, 2018**.



*R. Timothy Estes*

Notary Public

My Commission Expires: 07/11/19

**Real Estate Sales Validation Form**

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

Grantor's Name Canada Family Trust dated May 4, 2010  
 Mailing Address \_\_\_\_\_  
 Property Address 161 Mission Drive  
Alabaster, AL 35007

Grantee's Name Rosemarie Dennis  
 Mailing Address 117 Cedar Cove Lane  
161 Mission Drive /  
Alabaster, AL 35007 /  
 Date of Sale Pelham, AL 35124  
September 18, 2018

*(Handwritten initials)*

Total Purchase Price \$220,000.00  
 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 - 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 September 18, 2018

Unattested \_\_\_\_\_  
 (verified by)

Print Canada Family Trust dated May 4, 2010

Sign Kathryn Sue Walker  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2018 03:41:25 PM  
 \$238.00 DEBBIE  
 20180919000336700

*Allie S. Boyd*