

SOURCE OF TITLE: Deed Book 2001, Page 37598

20181001000349760

THIS INSTRUMENT WAS PREPARED BY:

10/01/2018 02:51:48 PM

DEEDS 1/3

(Name) Robert W. Monfore

(Address) P.O. Box 20530, Tuscaloosa, AL 35402

WARRANTY DEED

STATE OF ALABAMA

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SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Twenty Five Thousand and No/100th (\$125,000.00) Dollars being the consideration recited in that certain sales contract entered into by and between the Grantor and Grantee to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **MARGARET DWIGHT KENNERLY**, a single woman, by William Alan Dennis and Mary Ford Dennis Davis, as Power of Attorney, whose mailing address are c/o William Alan Dennis, 36 The Highlands, Tuscaloosa, AL 35404, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **LEE ROLLINS BINION**, a single woman, whose mailing address is 210 Vestavia Street, Irondale, AL 35210, (herein referred to as "GRANTEE"), in the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Block "M", according to the Map and Survey of Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.
2. All taxes due in the year 2018, which are not due and payable until October 1, 2018, but became a lien on October 1, 2017, and taxes for subsequent years.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with appurtenances with the property being sold in "As Is" condition.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs, successors and assigns, forever.

And said GRANTOR does for her heirs, successors and assigns, covenant with said GRANTEE, her heirs, successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MARGARET DWIGHT KENNERLY, by William Alan Dennis and Mary Ford Dennis Davis, as Power of Attorney, have hereto set their signatures and seals, this 28th day of September, 2018.

WITNESSETH:

GRANTOR:

MARGARET DWIGHT KENNERLY

BY: William Alan Dennis

WILLIAM ALAN DENNIS, as Power of Attorney
for Margaret Dwight Kennerly, as recorded in

~~Miscellaneous Book 2018 Page XXXXXXXXX~~

Instrument Number 20180910000324360

BY: Mary Ford Dennis Davis

MARY FORD DENNIS DAVIS, as Power of
Attorney for Margaret Dwight Kennerly, as

recorded in ~~Miscellaneous Book 2018 Page~~

Instrument Number 20180910000324360

STATE OF ALABAMA

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COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARGARET DWIGHT KENNERLY, by William Alan Dennis and Mary Ford Dennis Davis, as Power of Attorney, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in their respective capacities as Power of Attorney and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 28th day of September, 2018.

Stephani Bearfield
Notary Public

My Commission Expires:
09/22/2019

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Margaret Kennerly
 Mailing Address 1240 Nabors Street
Montevallo, 35115 35115

Grantee's Name Lee Rollins Binion
 Mailing Address 1240 Nabors Street
Montevallo, AL 35115

Property Address 1240 Nabors Street
Montevallo, AL 35115

Date of Sale October 01, 2018
 Total Purchase Price \$125,000.00

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
☐ 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 of 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 October 01, 2018

Print Margaret Kennerly

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2018 02:51:48 PM
 \$146.00 CHARITY
 20181001000349760

Allen S. Bayl