

SEND TAX NOTICE TO:
Donald Richard Ford and Lisa Ann Ford
701 Kirkwall Cove
Pelham, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181031000386260
10/31/2018 02:06:44 PM
DEEDS 1/3

Limited Liability Company FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ~~Jefferson~~ *Shelby*

That in consideration of **Three Hundred Seventy Three Thousand Nine Hundred dollars & no cents (\$373,900.00)**

To the undersigned grantor, DAL Properties, LLC

A limited liability comp[any,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto

Donald Richard Ford and Lisa Ann Ford

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

LOT 2146 ACCORDING TO THE SURVEY OF KIRKWALL AT BALLANTRAE, PHASE III, AS RECORDED IN
MAP BOOK 47, PAGE 71, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$273,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or
discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the
document recorded in Book Instrument #20170414000127660, in the Probate Office of Shelby County, Alabama.

10' building line on front, north and west sides of said lot as shown on recorded plat/map.

Covenant for storm water run - off control filed in Deed Book Instrument #20170414000128290.

Declaration of Protective Covenants for Kirkwall, Phase III, as recorded in the Probate Office of Shelby County,
Alabama, Instrument #20170414000127660.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties
to this conveyance, that (unless the joint tenancy hereby 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. And said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns,
that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey
the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Agent, who is authorized to execute this conveyance, has hereto set its signature and seal, this October 26, 2018.

DAL Properties, LLC

By: Courtney Hill
Courtney Hill

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Courtney Hill** whose name as **Agent**, of **DAL Properties, LLC**, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 26th day of October, 2018.

William Patrick Cockrell, II
Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name DAL Properties, LLC

Grantee's Name Donald Richard Ford and Lisa Ann Ford

Mailing Address 139 Birkdale Lane
Pelham, Alabama 35124Mailing Address 701 Kirkwall Cove
Pelham, Alabama 35124Property Address 701 Kirkwall Cove
Pelham, Alabama 35124Date of Sale 10/26/2018Total Purchase Price \$373,900.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 26, 2018Print Donald Richard Ford☐ UnattestedJP
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2018 02:06:44 PM
\$395.00 CHERRY
20181031000386260

Allen S. Boyd