

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20181102000389980 1/3 \$1462.00
Shelby Cnty Judge of Probate, AL
11/02/2018 01:21:49 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Betty A. Zeitz and husband, Karl Georg Zeitz (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto the Betty Zeitz Revocable Living Trust (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The SW $\frac{1}{4}$ of Section 16, Township 22 South, Range 1 West, including Lots 1 and 2 but less and except Lot 3 according to the Map and Survey of Dixie Rising, as recorded in Map Book 43, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

The E $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 17, Township 22 South, Range 1 West.

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 20, Township 22 South, Range 1 West.

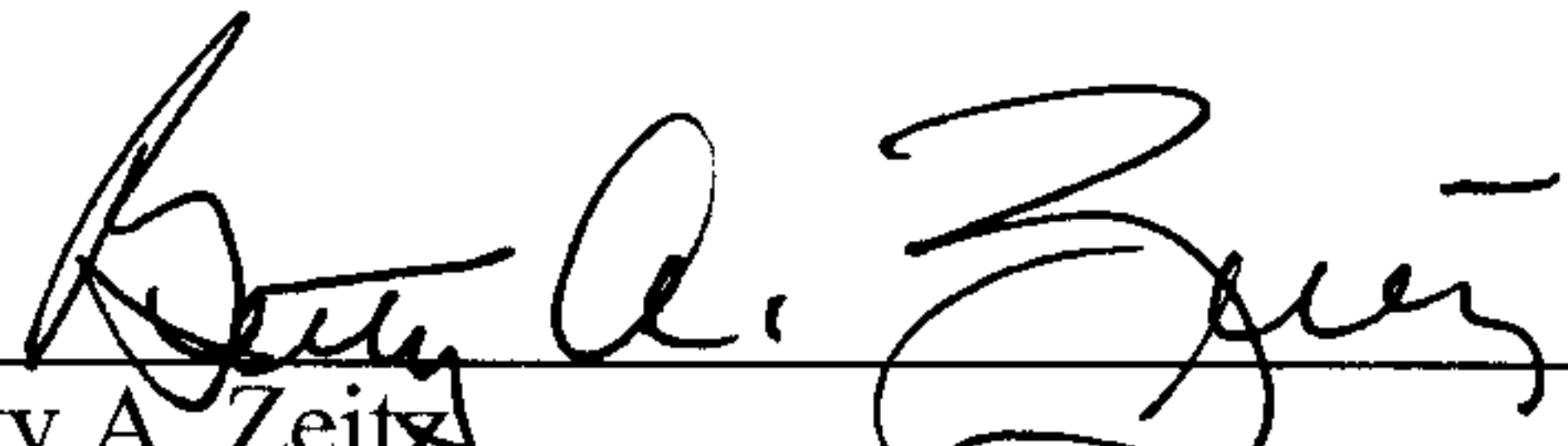
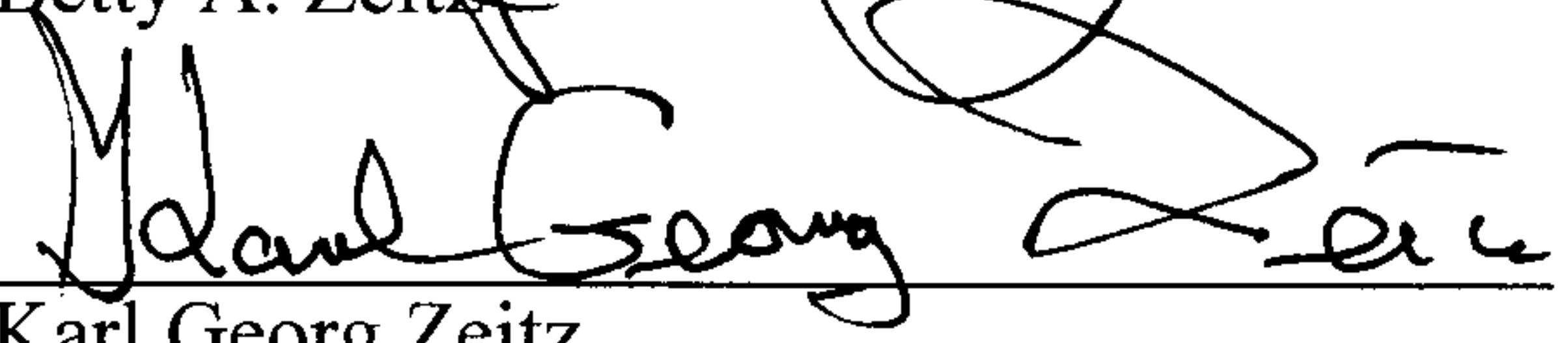
The N $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 21, Township 22 South, Range 1 West.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

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

Shelby County, AL 11/02/2018
State of Alabama
Deed Tax: \$1441.00

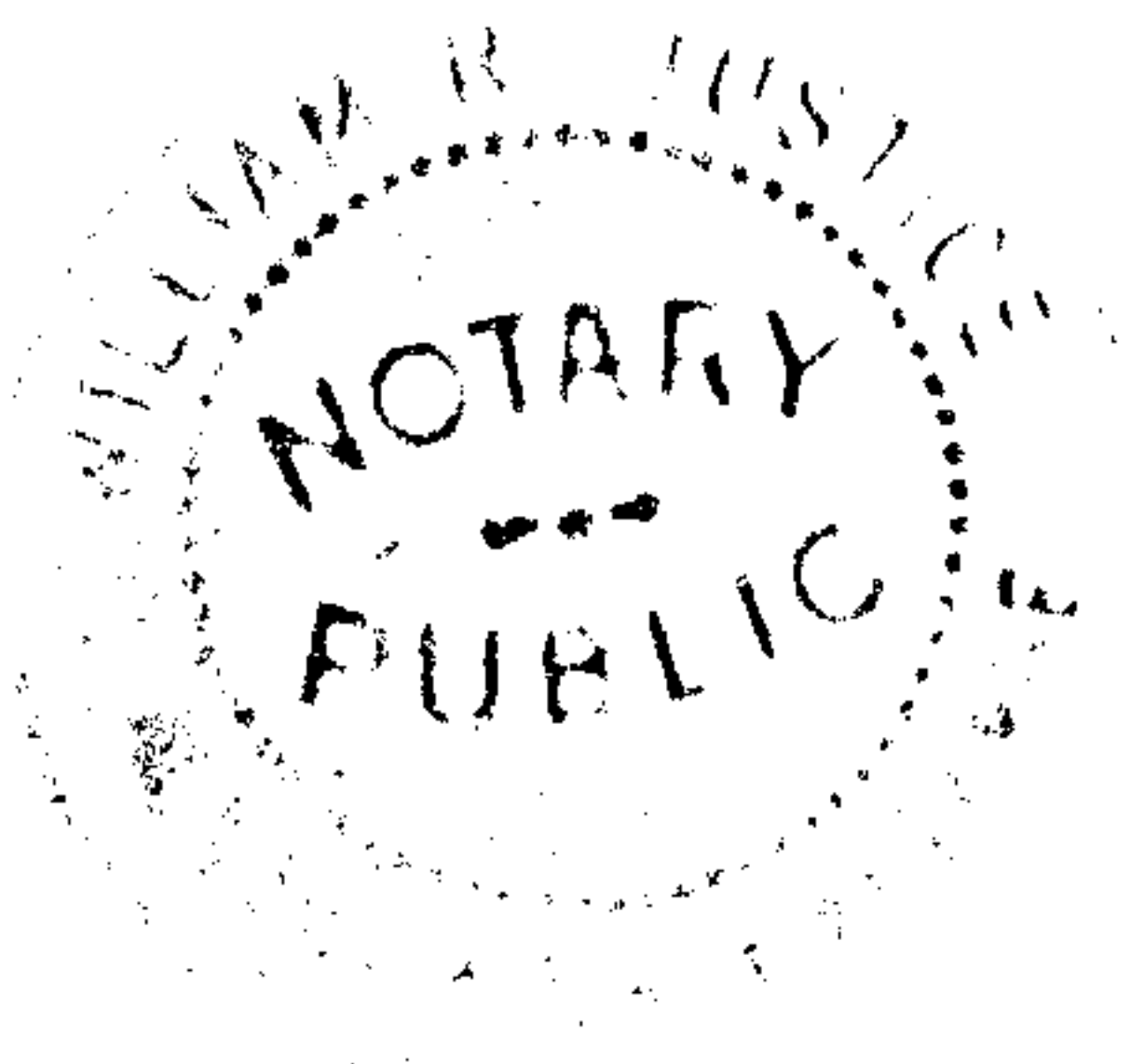
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
31 day of October, 2018.

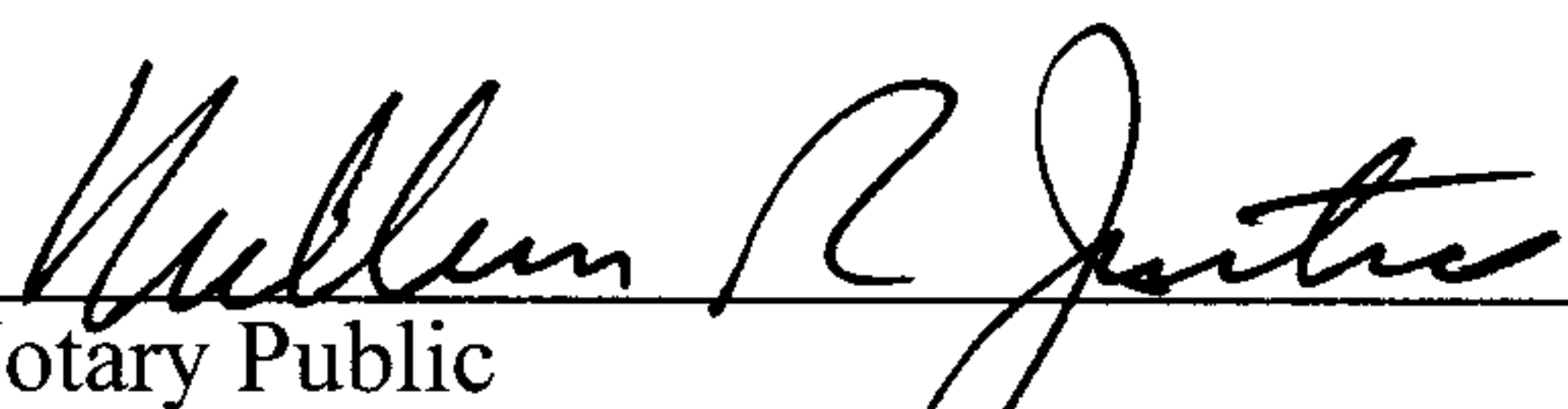

Betty A. Zeitz

Karl Georg Zeitz


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty A. Zeitz and Karl Georg Zeitz, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2018.




Notary Public
My commission expires: 9-11-19


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Real Estate Sales Validation Form

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

Grantor's Name Betty A. Zeitz
Mailing Address P.O. Box 245
Shelby, AL 35143

Grantee's Name Betty Zeitz Trust
Mailing Address P.O. Box 245
Shelby, AL 35143

Property Address 600 Collier Rd.
Calera, AL 35040

Date of Sale 10-31-18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1,440,590.00

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
☐ 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 31 Oct 2018

Print Betty A. Zeitz

☐ Unattested
(verified by)

Sign Betty A. Zeitz
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1