

SEND TAX NOTICE TO:
Steven B. Kitchens
5012 Bent River Trace
Birmingham, Alabama 35216

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

20181114000402100
11/14/2018 09:56:24 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Seven Thousand dollars & no cents (\$287,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Kenneth A. Krackenberger, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Steven B. Kitchens, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 221, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 2ND SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$95,000.00 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

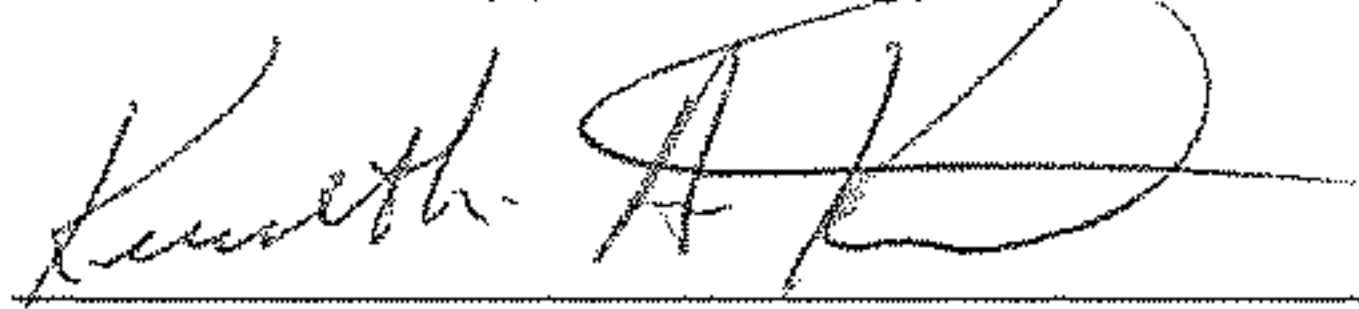
Mineral and mining rights, if any.

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 1999, Page 08863 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 6, 2018**.



Kenneth A. Krackenberger (Seal)

STATE OF ALABAMA

WARRANTY DEED
CBT File #1810046

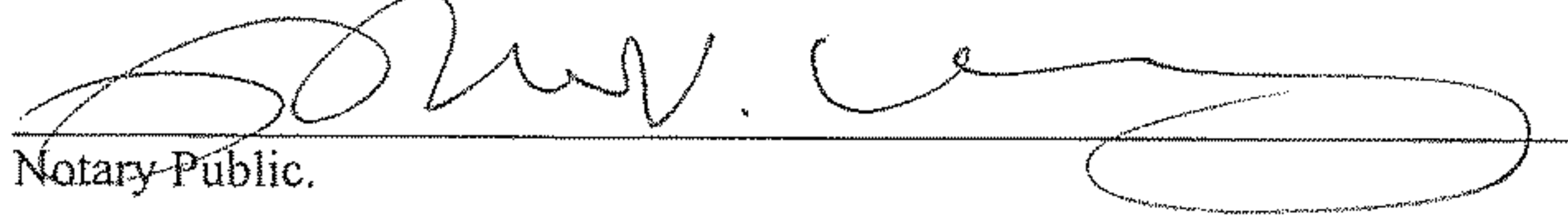
General Acknowledgement

JEFFERSON COUNTY

20181114000402100 11/14/2018 09:56:24 AM DEEDS 2/3

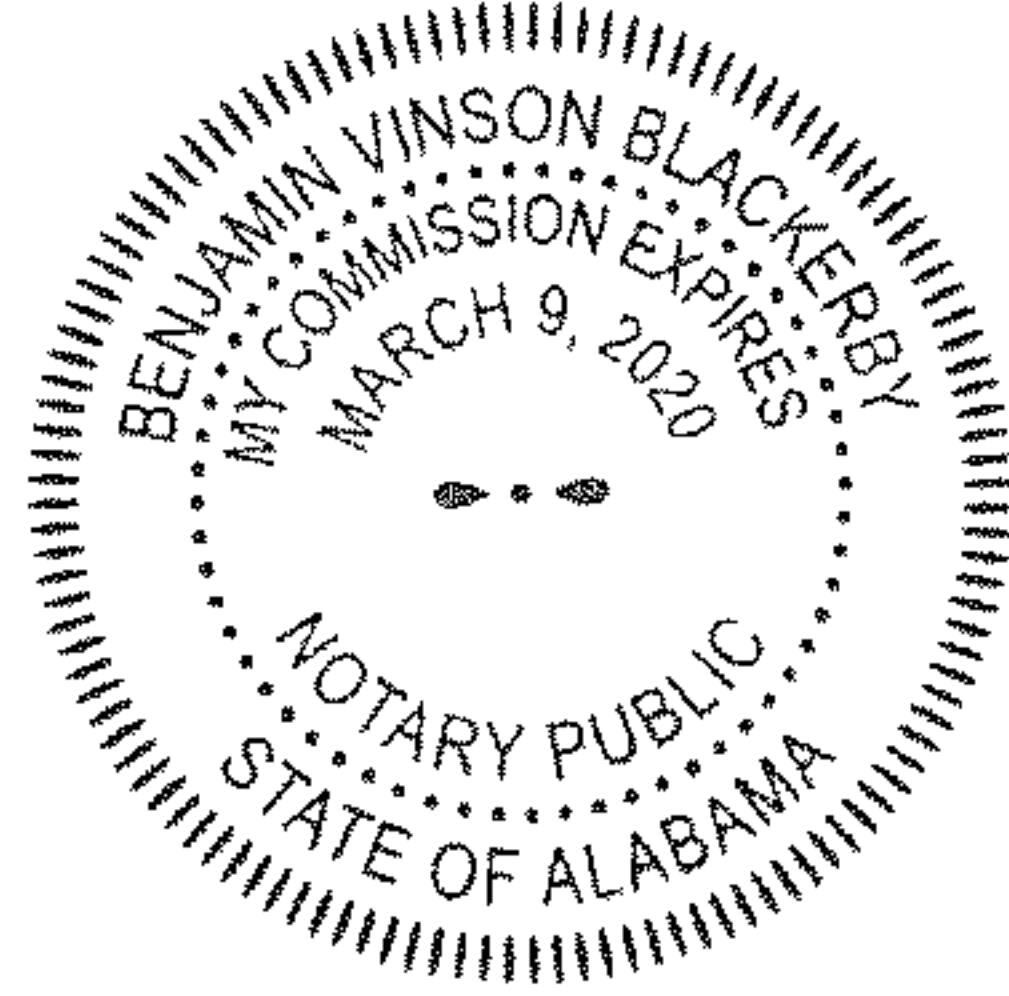
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth A. Krackenberger, an unmarried man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2018


Notary-Public.

(Seal)

My Commission Expires: 3-9-20



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 Kenneth A. Krackenberger

Grantee's Name Steven B. Kitchens

Mailing Address 8162 Cypress Way
Trussville, Alabama 35173

Mailing Address 5012 Bent River Trace
Birmingham, Alabama 35216

Property Address 5012 Bent River Trace
Birmingham, Alabama 35216

Date of Sale 11/06/2018

Total Purchase Price \$287,000.00

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 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 responsibility 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).

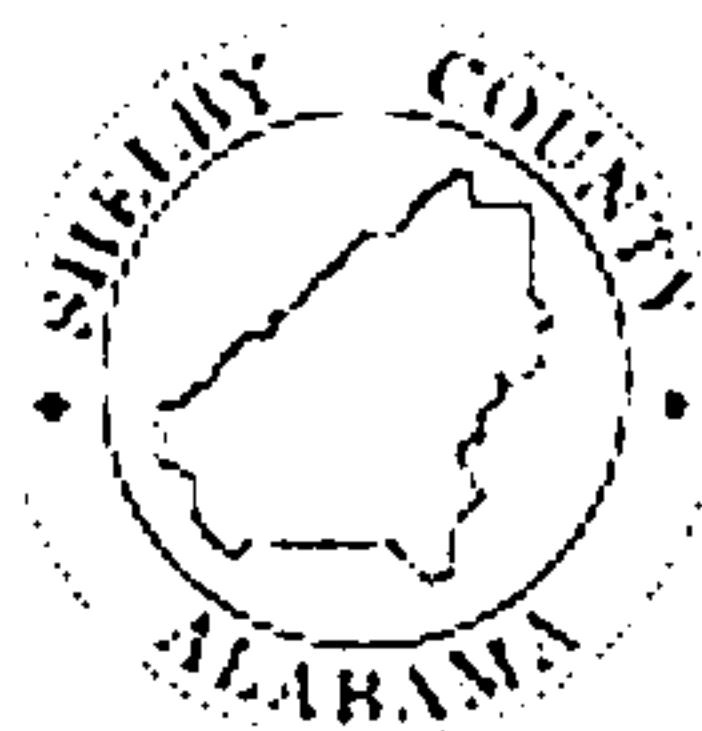
Date 11/6/18

Print Steven B. Kitchens

Unattested

BKB
(verified by)

Sign *Steven B. Kitchens*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2018 09:56:24 AM
\$308.00 CHERRY
20181114000402100

Alli S. Beyl