

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

Send Tax Notice to:  
Steven Lee Kaczor and Carol Ann Kaczor  
185 Wild Timber Parkway  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTY TWO THOUSAND (\$352,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Margaret Anne Cohee as Trustee of the Margaret Anne Cohee Revocable Trust, dated September 19, 2014 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Steven Lee Kaczor and Carol Ann Kaczor, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Survey of Final Plat Wild Timber Phase 3, as recorded in Map Book 34, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

  
20181212000434350 1/3 \$373.00  
Shelby Cnty Judge of Probate, AL  
12/12/2018 02:24:37 PM FILED/CERT

Shelby County, AL 12/12/2018  
State of Alabama  
Deed Tax: \$352.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set his or her hand and seal this the 11 day of December, 2018.

Margaret Anne Cohee  
Margaret Anne Cohee as Trustee  
of the Margaret Anne Cohee Revocable Trust dated September 19, 2014

STATE OF ALABAMA  
SHELBY COUNTY

}


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Margaret Anne Cohee as Trustee of the Margaret Anne Cohee Revocable Trust dated September 19, 2014, with full authority, whose name 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of December, 2018.

[Signature]  
Notary Public  
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public - Alabama State At Large  
My Commission Expires Jan 18, 2021

  
20181212000434350 2/3 \$373.00  
Shelby Cnty Judge of Probate, AL  
12/12/2018 02:24:37 PM FILED/CERT

**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 Anne Cohee, Trustee  
Mailing Address 185 Wild Timber Parkway  
Pelham, AL 35124

Grantee's Name Steven Lee Kaczor Carol Ann Kaczor  
Mailing Address 185 Wild Timber Parkway  
Pelham, AL 35124

Property Address 185 Wild Timber Parkway  
Pelham, AL 35124

Date of Sale 12/11/2018  
Total Purchase Price \$352,000.00  
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 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 12/11/2018

Print Justin Smitherman

Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



20181212000434350 3/3 \$373.00  
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