20190103000002870 1/2 $203.00
Shelby Cnty Judge of Probate, AL
01/03/2019 03:26:40 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty-Five Thousand and 00/100 ($185,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **BETTY JOHNS, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **TREVOR PAT KESLER,** referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 4, ACCORDING TO THE SURVEY OF SCOTCH'S ADDITION TO BROKEN BOW, AS RECORDED IN MAP BOOK 8, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

BETTY JOHNS IS THE SURVIVING GRANTEE OF DEED RECORDED IN BOOK 062, PAGE 916. THE OTHER GRANTEE, ROBERT JOHNS, HAVING DIED ON OR ABOUT THE 22ND DAY OF AUGUST, 2005.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28th day of December, 2018.

Betty Johns
BETTY JOHNS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that BETTY JOHNS 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 28th day of December, 2018.

My Commission Exp:
_____

Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

TREVOR PAT KESLER
132 AUSTIN CR
BHAM, AL 35242

Shelby County, AL 01/03/2019
State of Alabama
Deed Tax:$185.00

DAVID S. SNODDY NOTARY PUBLIC MY COMMISSION EXPIRES 6-18-2022 AT LARGE STATE ALABAMA

SLF 18-382

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 JOHNS
Mailing Address: 1076 Garrett Dr.
Calera, Al. 35040

Grantee's Name TREVOR PAT KESLER
Mailing Address: _____

Property Address 5499 BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

Date of Sale December 28, 2018
Total Purchaser Price **$185,000.00**
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
__x_ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date DECEMBER 28, 2018

Print Betty Johns

__Unattested_____
(verified by)

Sign Betty Johns
(Grantor/Grantee/Owner/Agent) circle one

DAVID S. SNODDY
NOTARY PUBLIC
MY COMMISSION EXPIRES 06-18-2022
ALABAMA STATE AT LARGE

SLF 18-382

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