

Prepared by:  
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McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Robert M. and Tammi J. Kruse Trust  
5510 Berglund Rd.  
Rapid City, SD 57701

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STATE OF ALABAMA            )  
  )       **WARRANTY DEED**  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY-THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$223,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **KATHI EWALD SEYMOUR, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **ROBERT M. KRUSE and TAMMI J. KRUSE, as Trustees of the ROBERT M. and TAMMI J. KRUSE TRUST, dated May 18, 2018** (hereinafter referred to as Grantees), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Survey of Bent River Estates, Phase 1, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$223,900.00 of the above-recited consideration is being paid in cash.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 21st day of March, 2019.

  
**KATHI EWALD SEYMOUR**

STATE OF ALABAMA     )  
  )  
COUNTY OF JEFFERSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of March, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

Malcolm Stewart McLeod  
Notary Public  
Alabama State at Large  
My Commission Expires 08.15.2022

20190322000092920 03/22/2019 01:53:24 PM DEEDS 3/3  
Real Estate Sales Validation Form

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

Grantor's Name KATHI EWALD SEYMOUR  
Mailing Address 1573 BENT RIVER CIRCLE  
BIRMINGHAM, AL 35216  
Property Address 1573 BENT RIVER CIRCLE  
BIRMINGHAM, AL 35216

Grantee's Name ROBERT M. AND TAMMI J. KRUSE TRUST  
Mailing Address 5510 BERGLUND ROAD  
RAPID CITY, SD 57701  
Date of Sale March 21, 2019  
Total Purchase Price \$223,900.00  
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 ☐ 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 March 21, 2019

Print Malcolm S. McLeod

Unattested

Sign (Signature)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2019 01:53:24 PM  
\$246.00 CHERRY  
20190322000092920

*Allen S. Boyd*