

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 5113 Kirkwall Ln. Birmingham, AL 35242  
Grantee(s) Address: 5113 Kirkwall Lane, Birmingham, Alabama 35242 (Tax Notice)  
Property Address: 5113 Kirkwall Lane, Birmingham, Alabama 35242  
Market Value: \$270,000.00 1/2 interest  
\*The Grantors herein, by their signatures to this deed, certify that the above information is true and correct\*

THE STATE OF ALABAMA } WARRANTY DEED  
COUNTY OF SHELBY }

FOR AND IN CONSIDERATION of Love and Affection, the undersigned, Alan D. Fenty and wife, Linda D. Fenty, (hereinafter referred to as "Grantors"), in hand paid Robert L. Yoder, III and wife, Dena C. Yoder, (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, we hereby give, grant, bargain, sell and convey unto the said grantees, our one-half right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, Block 2, according to the survey of Kirkwall Subdivision as the same is described and recorded in Plat-Book 6 at Pages 152 A and B in the Office of the Judge of Probate of Shelby County, Alabama and is subject to any and all applicable covenants, restrictions and conditions for said subdivision.

Prior Deed Reference: Volume 2006 at 1560

To have and to hold the aforesaid premises to said grantees, their heirs and assigns, to their use and behoof, forever. We covenant with the said grantees, their heirs and assigns that we are lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that we have a good right to sell and convey the property to the said grantees, their heirs and assigns and we hereby warrant and covenant to defend title to the property to the said grantees, their heirs and assigns, against the lawful claims and demands of all persons.

Executed herein on this 7th day of MAY, 2019.  
Alan D. Fenty  
Linda D. Fenty

Shelby County, AL 05/10/2019  
State of Alabama  
Deed Tax: \$135.00

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Alan D. Fenty and Linda D. Fenty whose names are signed to the foregoing Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the same voluntarily on the day the same bears date.

Dated this 7th day of MAY, 2019.

My Commission Expires: 06/01/2021

John Robinson  
Notary Public

This Instrument was prepared by:  
Gregory D. Harrelson  
Attorney At Law  
2060 Cherokee Road  
Alexander City, AL 35010

