

This instrument was prepared by:
William D. Hasty, Jr.
2090 Columbiana Road, Suite 2000
Birmingham, Alabama 35216

Send tax notice to:
Allen and Debbie King
3401 Polo Downs
Hoover, Alabama 35266

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration Allen D. King, a married man ("Grantor"), does hereby grant, bargain, sell and convey unto Allen King and wife, Debbie King ("Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, located in Shelby County, Alabama, to-wit:

~~Lot 25, Block 3, according to the survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.~~

Mineral and mining rights excepted.

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

Subject property is not the homestead of Grantees, Allen King and wife, Debbie King.


TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, the undersigned has hereunto set his hand and seal this 17th day of September, 2019.

Shelby County, AL 11/05/2019
State of Alabama
Deed Tax: \$81.50


Allen D. King

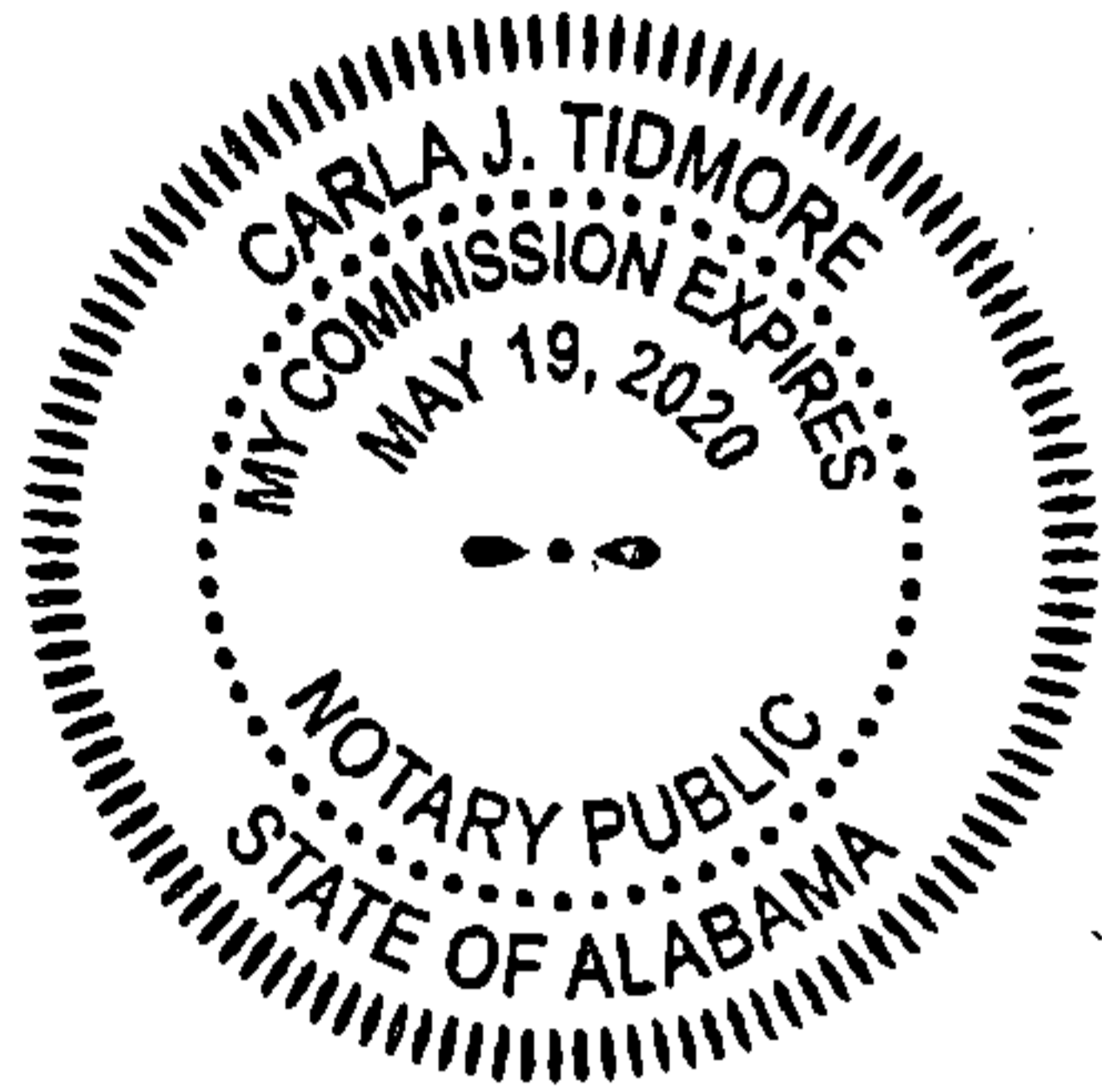

20191105000411290 1/3 \$109.50
Shelby Cnty Judge of Probate, AL
11/05/2019 03:47:31 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

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

Given under my hand and official seal, this 17 day of September, 2019.




Notary Public



20191105000411290 2/3 \$109.50
Shelby Cnty Judge of Probate, AL
11/05/2019 03:47:31 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 Allen D. King
Mailing Address 3401 Polo Downs Hoover, AL 35226

Grantee's Name Allen King and Debbie King
Mailing Address 3401 Polo Downs Hoover, AL 35226

Property Address 1704 Woodview Circle Pelham, AL 35124

Date of Sale September 17, 2019

Total Purchase Price \$

or Actual Value \$

or Assessor's Market Value \$163,000

1/2 value \$ 81,500



20191105000411290 3/3 \$109.50
Shelby Cnty Judge of Probate, AL
11/05/2019 03:47:31 PM FILED/CERT

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 Tax Assessor

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 Sept 17, 2019

Print: Allen D. King

Unattested (verified by)

Sign: [Signature] Grantor/Grantee/Owner/Agent (circle one)