

Send tax notice to:
Donald R. Kitchens and Sandra H. Kitchens
100 Aaron Parc Court
Pelham, AL 35124
PEL1900643

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Kristi Lynn Thomas, an unmarried woman Individually, and Shella Renee Herring, a married woman, Individually and as Personal Representatives of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605**, whose mailing address is:

1113 Long Branch Pkwy Calera AL 35040 (hereinafter referred to as "Grantors"), by **Donald R. Kitchens and Sandra H. Kitchens** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Aaron Parc, as recorded in Map Book 22, Page 40, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The property being conveyed herein does not constitute the homestead of the Grantor, Shella Renee Herring nor the homestead of spouse.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Kristi Lynn Thomas, Individually, Shella Renee Herring, Individually and as Personal Representative of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605 have hereunto set their signature(s) and seal(s) on November 15, 2019.

Kristi Lynn Thomas

Kristi Lynn Thomas, Individually, and as Personal Representative of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605

Shella Renee Herring

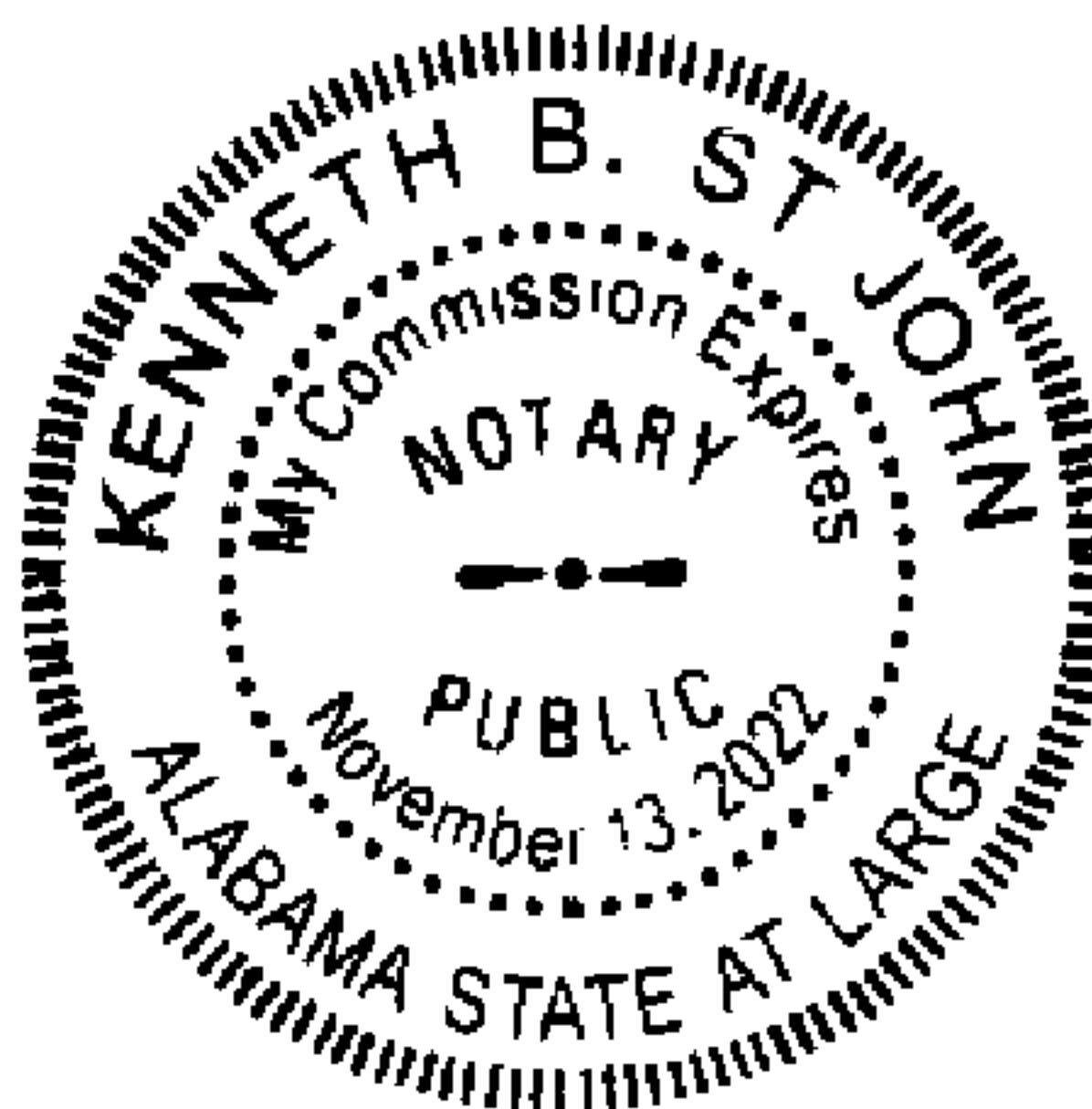
Shella Renee Herring, Individually and as Personal Representative of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristi Lynn Thomas, an unmarried woman, Individually, and as Personal Representative of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, individually and in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2019.

(NOTARIAL SEAL)




[Signature]
Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

STATE OF ALABAMA
COUNTY OF Shelby

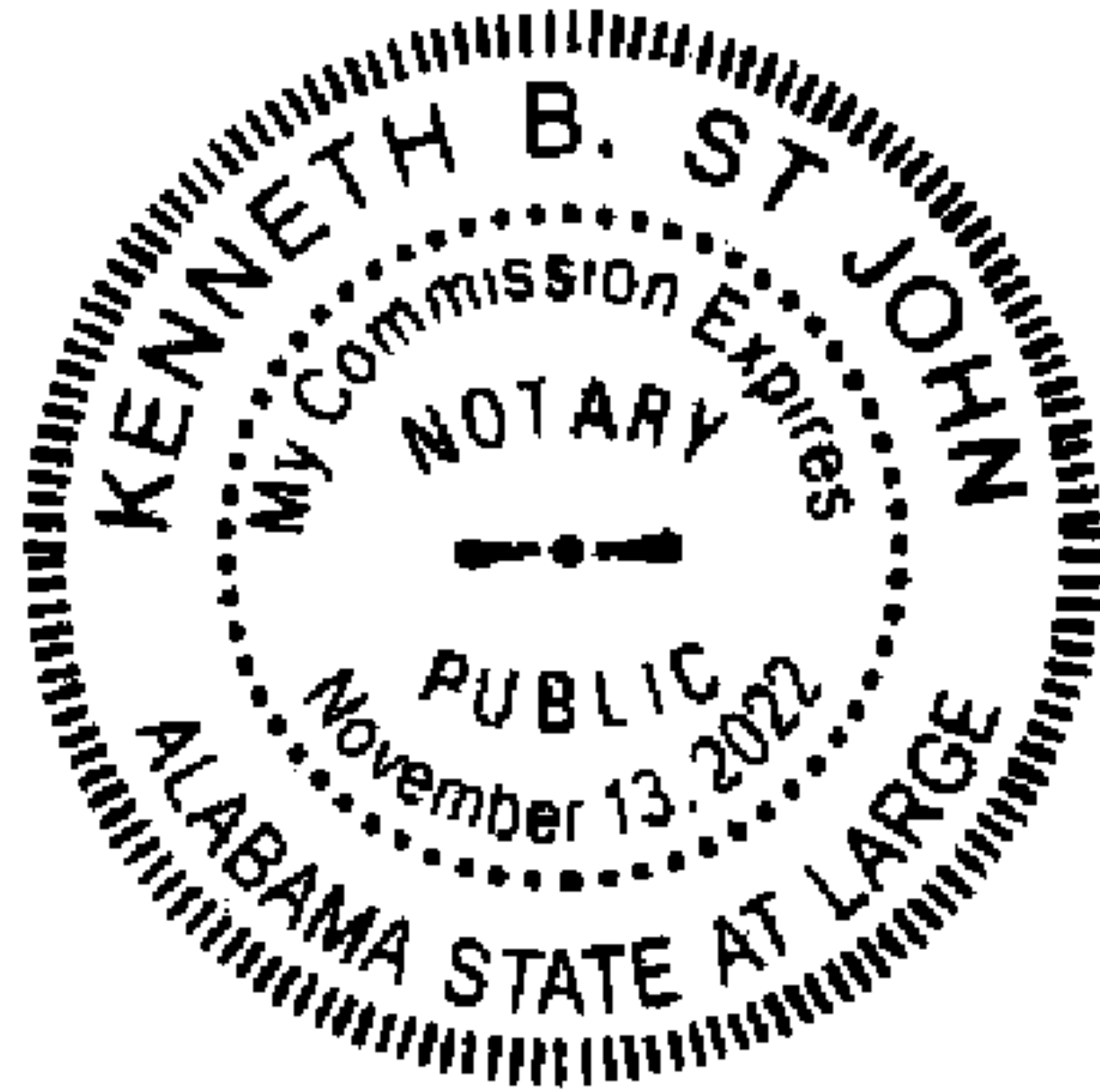
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shella Renee Herring, a married woman, Individually and as Personal Representative of the Estate of Sidney Arnold Thomas, deceased, Jefferson County, Alabama Probate Case No. 2014223605, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she individually and in her capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2019.



Notary Public
Print Name: Kenneth B. St John
Commission Expires: 11/13/2022

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	<u>Kristi L Thomas, Sheila R Herring reps of the estate</u>	Grantee's Name	<u>Donald R Kitchens and Sandra H Kitchens</u>
Mailing Address	<u>1113 Long Branch Pkwy</u> <u>Calera AL 35040</u>	Mailing Address	<u>100 Aaron Parc Court</u> <u>Pelham AL 35124</u>
Property Address	<u>100 Aaron Parc Court</u> <u>Pelham AL 35124</u>	Date of Sale	<u>11/15/2019</u>
		Total Purchase Price	<u>\$ 192,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 11-15-19 Print Skyler Murphy

Unattested _____ Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/19/2019 03:59:02 PM
 \$225.00 CHARITY
 20191119000430810

Allen S. Bayl