

20200605000226660
06/05/2020 09:21:38 AM
DEEDS 1/2

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:
Christopher Hunter Kahn
Mackenzie Kacker Kahn
6073 Forest Lakes Cove
Sterrett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred and Twenty Five Thousand 00/100 Dollars (\$ 225,000.00) Thousand and to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Roxie A. Salmeron and Kimberly N. Salmeron, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Christopher Hunter Kahn and Mackenzie Kacker Kahn

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 361, ACCORDING TO THE FINAL PLAT FOREST LAKES SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 25 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 230,175 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 22 day of May, 2020.

Roxie A. Salmeron (Seal)
Roxie A. Salmeron

Kimberly N. Salmeron (Seal)
Kimberly N. Salmeron

STATE OF Alabama }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roxie A. Salmeron and Kimberly N. Salmeron, 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 official seal this 22 day of May, 2020

Notary Public -

My Commission Expires

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name OneSource Relocation

Grantee's Name Christopher Hunter Kahn and Mackenzie Kacker Kahn

Mailing Address 33 Mansell Court
Roswell, Georgia 30076

Mailing Address 6073 Forest Lakes Cove
Sterrett, Alabama 35147

Property Address 6073 Forest Lakes Cove
Sterrett, Alabama 35147

Date of Sale 05/29/2020

Total Purchase Price \$225,000.00

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

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5.29.2020

Print Christopher Hunter Kahn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2020 09:21:38 AM
\$26.00 JESSICA
20200605000226660

Allen S. Bayl