

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Donald Holsombeck
1016 Bethpage Ln.
Calera, AL 35040

GENERAL WARRANTY DEED

20200908000397350
09/08/2020 07:34:46 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Six Thousand Five Hundred And No/100 Dollars (\$206,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kathryn L. Fender, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donald Holsombeck (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 294, according to the Survey of The Reserve at Timberline, Phase 3, as recorded in Map Book 38, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$208,585.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 4th day of September, 2020.

Kathryn L. Fender
Kathryn L. Fender

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn L. Fender 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 4th day of September, 2020.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Kathryn L. Fender

Grantee's Name Donald Holsombeck

Mailing Address 1016 Bethpage Ln.
Calera, AL 35040Mailing Address 1016 Bethpage Ln.
Calera, AL 35040Property Address 1016 Bethpage Ln.
Calera, AL 35040Date of Sale September 4, 2020
Total Purchase Price \$206,500.00
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 StatementIf 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 - Kathryn L. Fender, 1016 Bethpage Ln., Calera, AL 35040.

Grantee's name and mailing address - Donald Holsombeck, 1016 Bethpage Ln., Calera, AL 35040.

Property address - 1016 Bethpage Ln., Calera, AL 35040

Date of Sale - September 4, 2020.

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: September 4, 2020

Sign *Cherry Cates*
AgentFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 07:34:46 AM
\$29.00 CHERRY
20200908000397350*Allen S. Boyd*