

**20201005000448650**  
**10/05/2020 09:30:38 AM**  
**DEEDS 1/3**

**SEND TAX NOTICE TO:**  
Tyler C. Williams and Crystal Ford Williams  
112108 East Willow Circle  
Calera, Alabama 35040

This instrument was prepared by  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

## **Limited Liability Company Warranty Deed**

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

### **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Nineteen Thousand Seven Hundred Fifty dollars & no cents (\$19,750.)** to the undersigned grantor, **KG & KG Properties, LLC**, A Limited Liability Company, in hand paid by **Tyler C. Williams and Crystal Ford Williams** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

**LOT 33, MARENGO SUBDIVISION, SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

This property does not constitute the homestead of the Grantor(s).

Subject to:  
Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 22, Page 123.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 1997, Page 21472 in the Probate Office of Shelby County, Alabama.

Setback variance filed in Book 1998, page 04609.

35' set back as noted on the Plat of MARENGO SUBDIVISION , SECTOR ONE, recorded in Plat Book 22, page 123 of the public records of Shelby County, Alabama.

7.5' easement Northwesterly property line as shown on recorded Map Book 22, Page 123.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same

to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **October 01, 2020**.

KG & KG Properties

By: Kari Gibson, Member Seal  
Kari Gibson  
Member

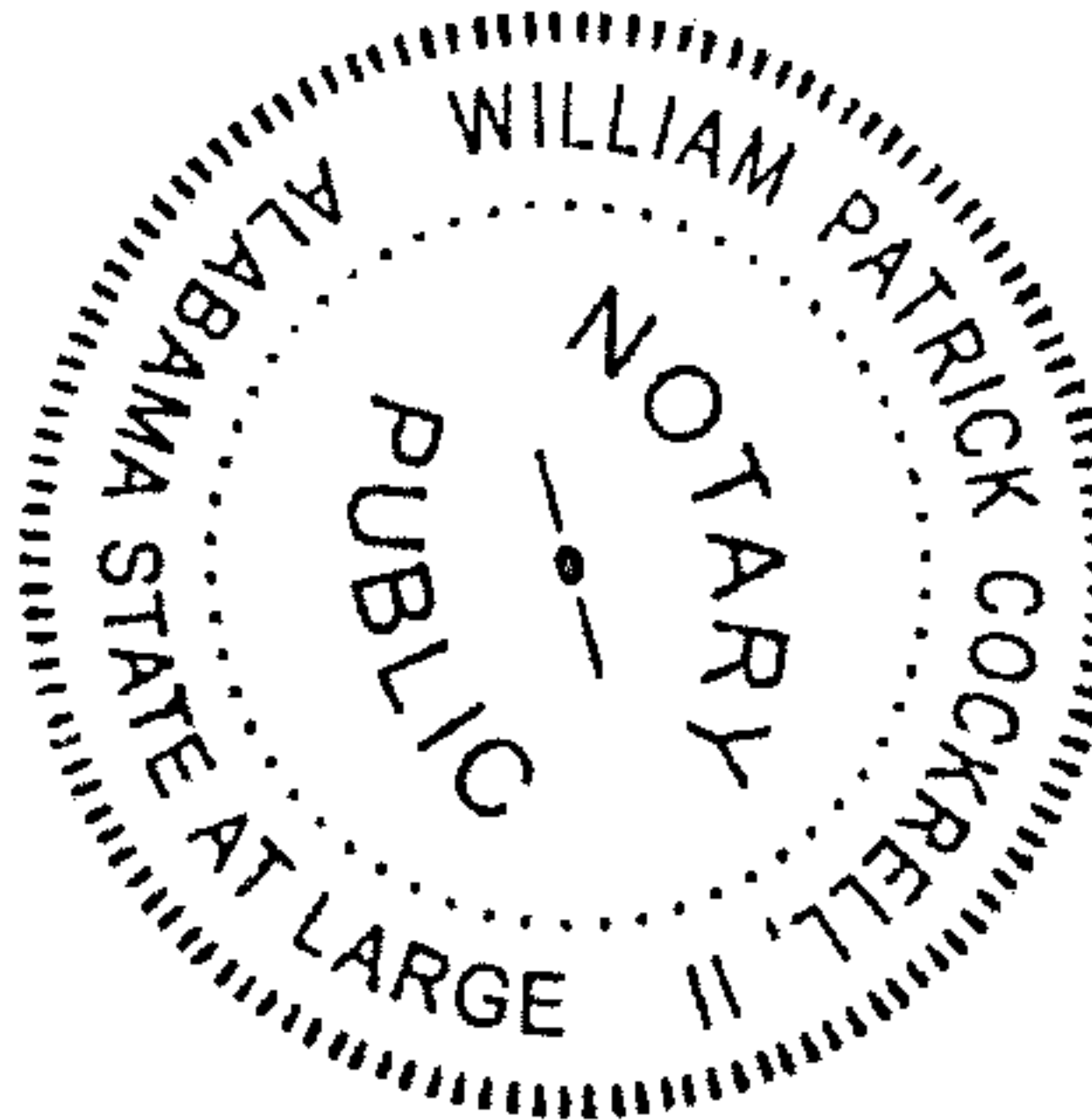
By: Kevin Gibson, Member Seal  
Kevin Gibson  
Member

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kari Gibson and Kevin Gibson** whose name as Member, of **KG & KG Properties**, a Limited Liability Company 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 1st day of October, 2020.

[Signature]  
Notary Public.  
(Seal)

My Commission Expires: 3-9-24





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2020 09:30:38 AM  
\$48.00 JESSICA  
20201005000448650

20201005000448650 10/05/2020 09:30:38 AM DEEDS 3/3

*Allen S. Bevil*

## 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 KG & KG Properties

Grantee's Name Tyler C. Williams and Crystal Ford Williams

Mailing Address 520 County Road 800  
Calera, Alabama 35040

Mailing Address 112  
108 East Willow Circle  
Calera, Alabama 35040

Property Address 108 East Willow Circle  
Calera, Alabama 35040

Date of Sale 10/01/2020

Total Purchase Price \$19,750.00

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 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 of 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 10/1/20

Print Tyler C. Williams

\_\_\_\_ Unattested

*BB*  
\_\_\_\_\_  
(verified by)

Sign

*Crystal Ford Williams*  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one