

20210427000209170
04/27/2021 01:38:15 PM
DEEDS 1/3

SEND TAX NOTICE TO:

KW Development, LLC
374 Shady Acres Rd
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100084

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeff Doe and Laura Elizabeth Luker Doe, a married couple**, whose address is: 3744 Spearman Drive, Birmingham, Alabama 35216 (hereinafter "Grantor", whether one or more), by **KW Development, LLC**, whose address is: 374 Shady Acres Rd. Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11 and 12, according to the Survey of Panthers Path Subdivision, as recorded in Map Book 53, Page 66, in the Office of the Judge of Probate 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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor has set their signature and seal on this 12th day of March, 2021.

Jeff Doe
Jeff Doe

Laura Elizabeth Luker Doe
Laura Elizabeth Luker Doe

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jeff Doe, 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 on this 12th day of March, 2021.

Patrick Skyler Murphy

Notary Public

Print Name: Patrick Skyler Murphy

My Commission Expires: 6-19-22



State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Laura Elizabeth Luker Doe, 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 12 day of March, 2021.

Mary Malea Sellers

Notary Public

Print Name: Mary Malea Sellers

My Commission Expires: Feb. 13, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Jeff Doe and	Grantee's Name	KW Development, LLC
Mailing Address	Laura Elizabeth Luker Doe	Mailing Address	374 Shady Acres Road
	3744 Spearman Drive		Alabaster, AL 35007
	Birmingham, AL 35216		
Property Address	Mitoba Trail	Date of Sale	03/12/2021
	Pelham, AL 35124	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>345,160.00</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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal Assessor's Market Value under Parcels:
☒ Other 11-7-36-3-000-033.000, 11-7-36-3-000-034.001
11-7-36-3-000-034.000, 11-7-36-3-000-036.000

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 04/26/2021

Print Hyland Wehunk

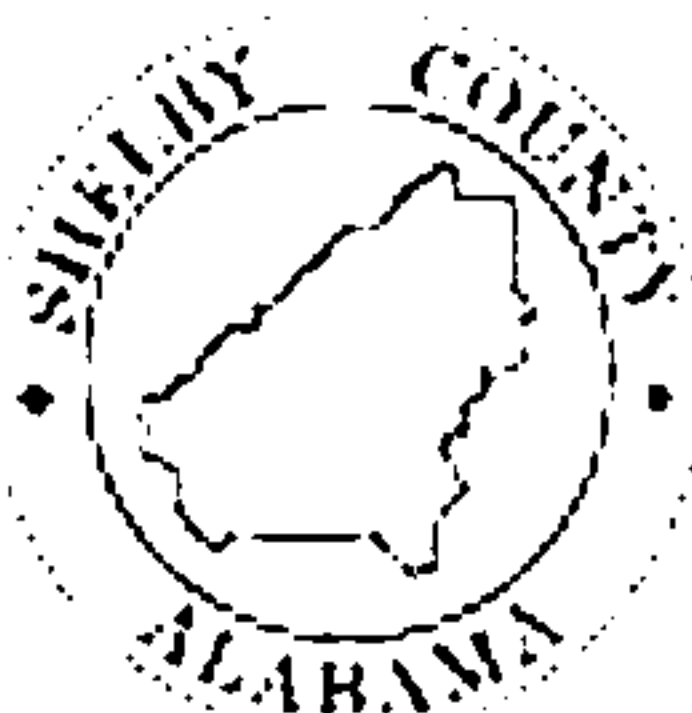
Unattested

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
 04/27/2021 01:38:15 PM
 \$373.50 MIST
 20210427000209170

Allen S. Bevil