

**THIS INSTRUMENT PREPARED BY:**

Lyndsie T. Curry  
Attorney At Law  
1714 4th Avenue North  
Bessemer, AL 35020

**SEND TAX NOTICE TO:**

Amber Keltz.  
1121 Caribbean Circle  
Alabaster, AL 35007

**WARRANTY DEED**

**STATE OF ALABAMA     )**  
**)**  
**SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **ROBERT KELTZ** an married man (hereinafter referred to as grantor) do grant, bargain, sell and convey unto **AMBER KELTZ**, a married woman (hereinafter referred to as grantee), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 10, BLOCK 1, ACCORDING TO THE MAP OF SOUTHWIND, FIRST SECTOR,  
AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA**

Subject to:

1. Ad valorem taxes for the current year, 2022 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

**TO HAVE AND TO HOLD** unto the said GRANTEES, his/ her heirs, and assigns, forever.

The legal description herein was provided by the grantor. This deed was prepared without the benefit of a title policy or title examination and the preparer herein makes no representation as to the condition of title.

And I do for myself and for my heirs, executors, and administrators covenant with the said



20210507000228490 2/3 \$198.00  
Shelby Cnty Judge of Probate, AL  
05/07/2021 12:02:17 PM FILED/CERT

GRANTEES, his/ her heirs and assigns, that I lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/ her heirs and assigns forever, against the lawful claims of all persons.


  
ROBERT KELTZ

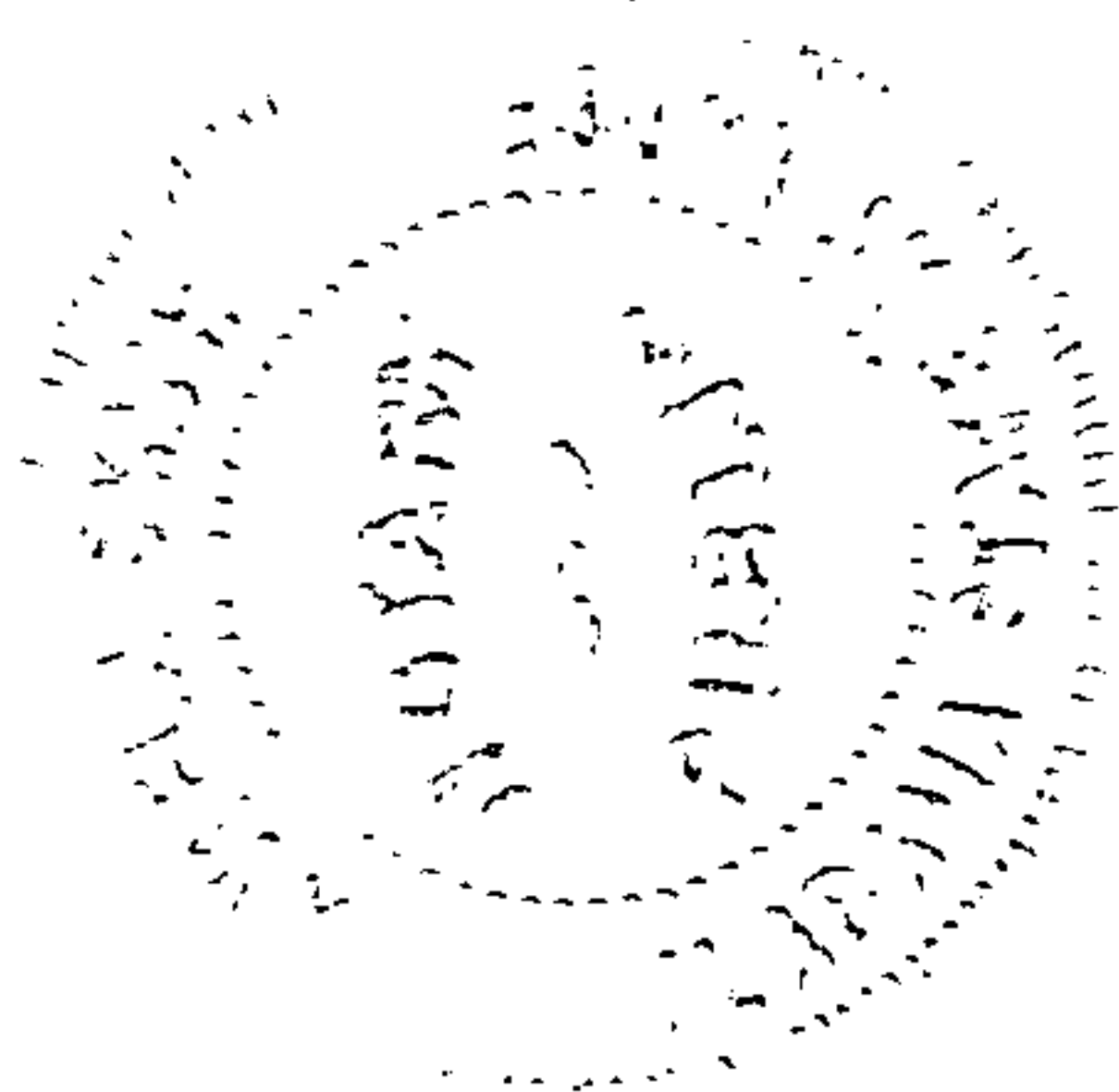
STATE OF ALABAMA )

SHELBY COUNTY )

I, Angeba Smith, Notary Public for the State of Alabama, do hereby certify that, **ROBERT KELTZ** whose name is signed to the foregoing instrument and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 3rd day of May, 2021.

  
Notary Public  
My commission expires: 5/29/22





# Real Estate Sales Validation Form

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

Grantor's Name Robert Keltz  
Mailing Address 1097 Rd 931  
Tupelo MS 38804

Grantee's Name Amber Keltz  
Mailing Address 1121 CARIBBEAN CIR  
ALABASTER AL 35007

Property Address 1121 CARIBBEAN CIR  
ALABASTER AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 170,000.00

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 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 5/7/2021

Print DAVID ALEXANDER SMITH

Unattested

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

