

20210517000240720
05/17/2021 07:58:43 AM
DEEDS 1/3

This instrument prepared by:
W. Marcus Brakefield, Esq.
Hubbard, McIlwain & Brakefield, P.C.
808 Lurleen Wallace Boulevard, North
P. O. Box 2427
Tuscaloosa, Alabama 35403
(205) 345-6789

Source of Title: Instrument No. 20210127000046590

STATE OF ALABAMA §
SHELBY COUNTY §

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, the Citizens Bank of Fayette, an Alabama Corporation, herein referred to as GRANTOR, does hereby grant, bargain, sell and convey unto Jeffrey Bryan Kerr and Susanne Whitney Kerr, as joint tenants with rights of survivorship, herein referred to as the GRANTEES, the following described real estate situated in Shelby County, Alabama, AS IS, WHERE IS, to-wit:

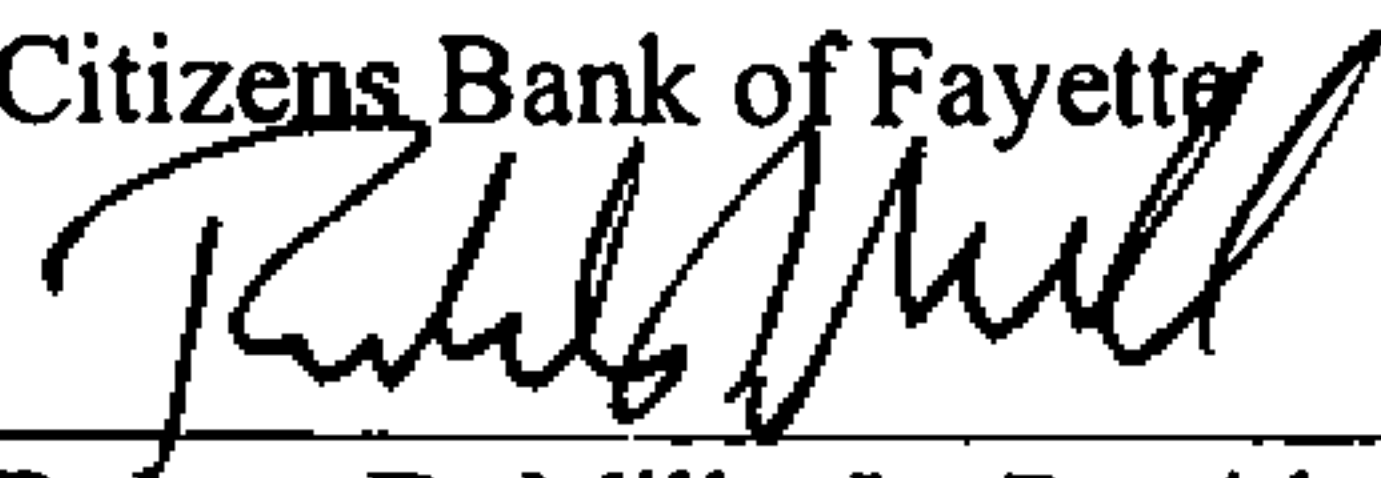
Lot 58, Block 2, according to the Survey of Norwick Forest, Third Sector, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is hereby made subject to easements, restrictions, and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also, all the estate, right, title, interest dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, its successors, and assigns, forever.

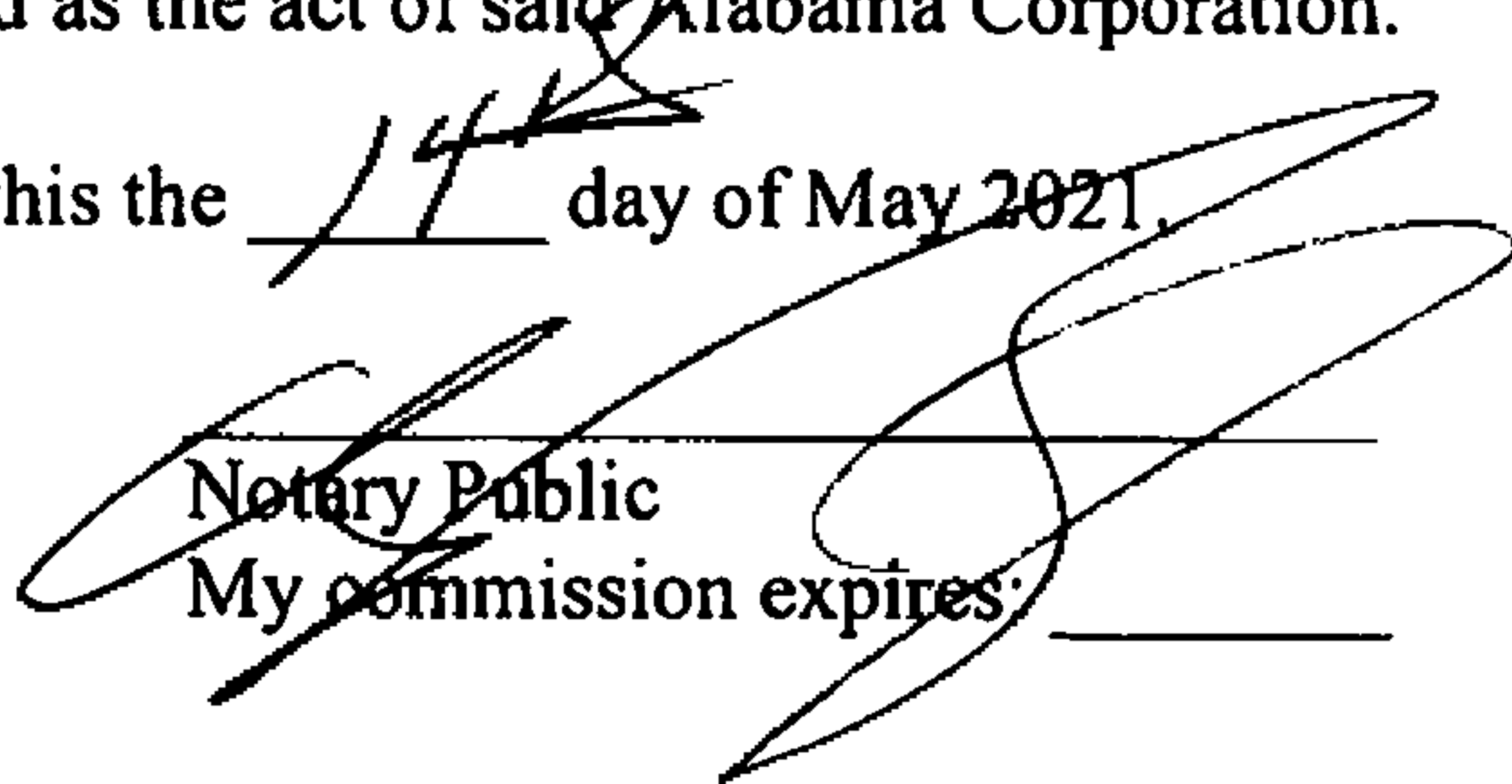
IN WITNESS WHEREOF, the Citizens Bank of Fayette has hereto set its signature as Grantor effective on the 14 day of May 2021.

Citizens Bank of Fayette
By: 
Robert D. Mills, Its President

STATE OF ALABAMA §
TUSCALOOSA COUNTY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Mills whose name as President of the Citizens Bank of Fayette, an Alabama Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Alabama Corporation.

Given under my hand and official seal this the 14th day of May 2021.



Notary Public
My commission expires: _____

W MARCUS BRAKEFIELD
Notary Public, Alabama State At Large
My Commission Expires
July 6, 2024

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

Grantor's Name	<u>Citizens Bank of Fayette</u>	Grantee's Name	<u>Jeffrey Bryan Kerr and Susanne</u>
Mailing Address	<u>P.O. Box 706</u>	Mailing Address	<u>105 Kingsley Court</u>
	<u>Fayette, AL 35555</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>109 Kingsley Court</u>	Date of Sale	<u>May 14, 2021</u>
	<u>Alabaster</u>	Total Purchase Price	<u>\$ 25,000.00</u>
	<u>Alabama</u>	or	
	<u>35007</u>	Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 5/14/2021 Print W. Maras

Unattested Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 07:58:43 AM
S53.00 CHERRY
20210517000240720

Allen S. Bayl