

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

King Realty Holdings, LLC
2001 Shadow Oaks Circle
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100--(\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor(s), JOSEPH D. KING AND BOBBIE RAE KING, HUSBAND AND WIFE, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant(s) bargain(s), sell(s) and convey(s) unto the said KING REALTY HOLDINGS, LLC, an Alabama limited liability company, (herein referred to as Grantee(s)), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 153, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR III, AS RECORDED IN MAP BOOK 28, PAGE 3, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY CCOUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year 2021.
2. Easements, conditions, restrictions and reservations of record, if any.

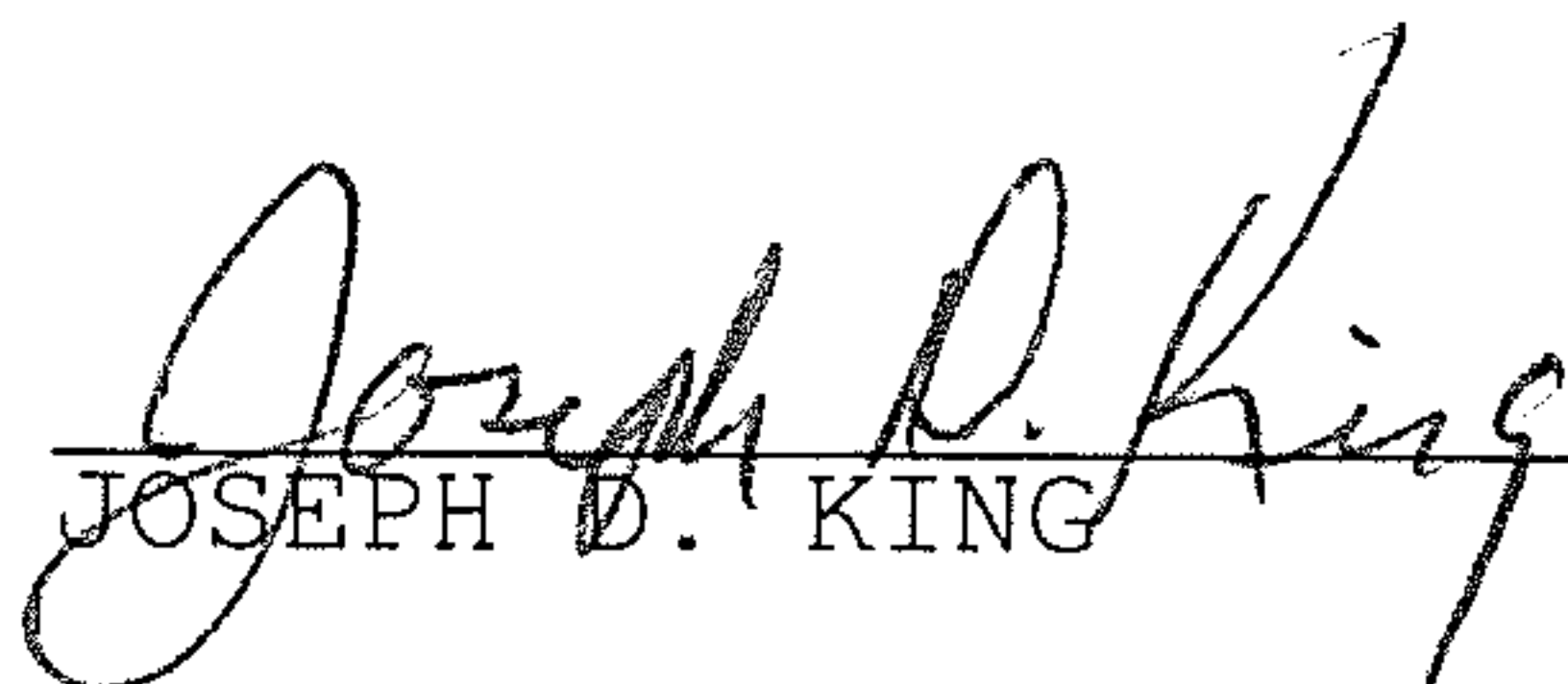
The above described property being the same property located at 157 Flagstone Lane, Calera, AL 35040:

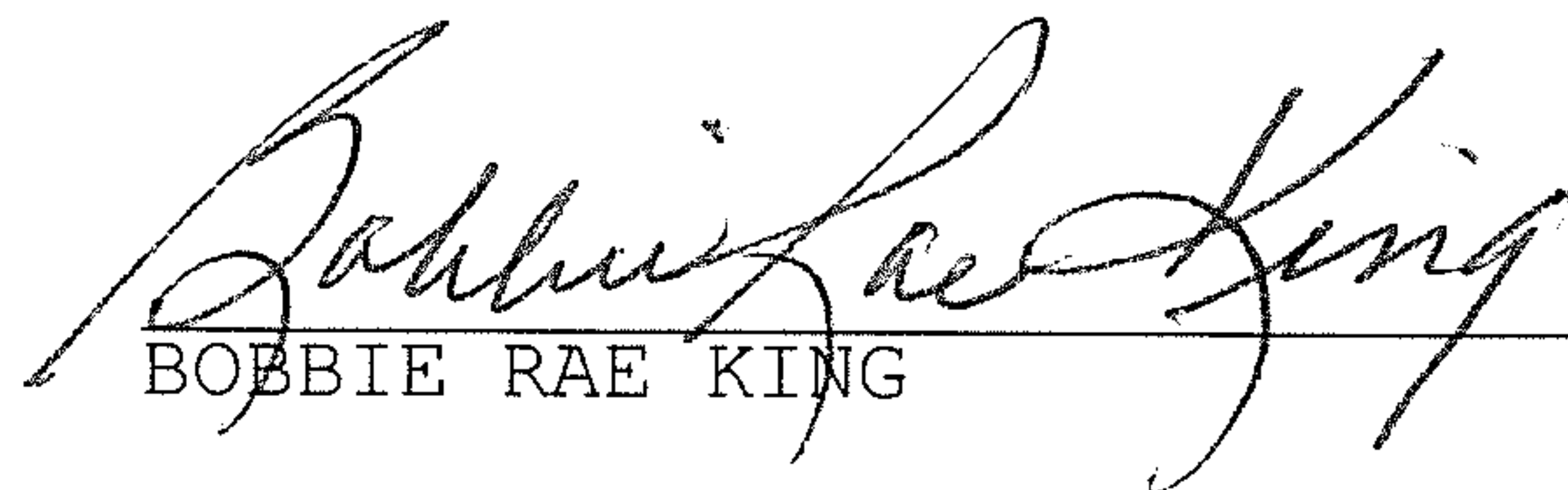
BOBBY CRADDOCK KING AND BOBBIE RAE KING ARE ONE AND THE SAME PERSON:

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantee(s), his/her/their successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has/have hereto set
his/her/their signature(s) and seal(s) this the 8 day of
September, 2021.


JOSEPH D. KING

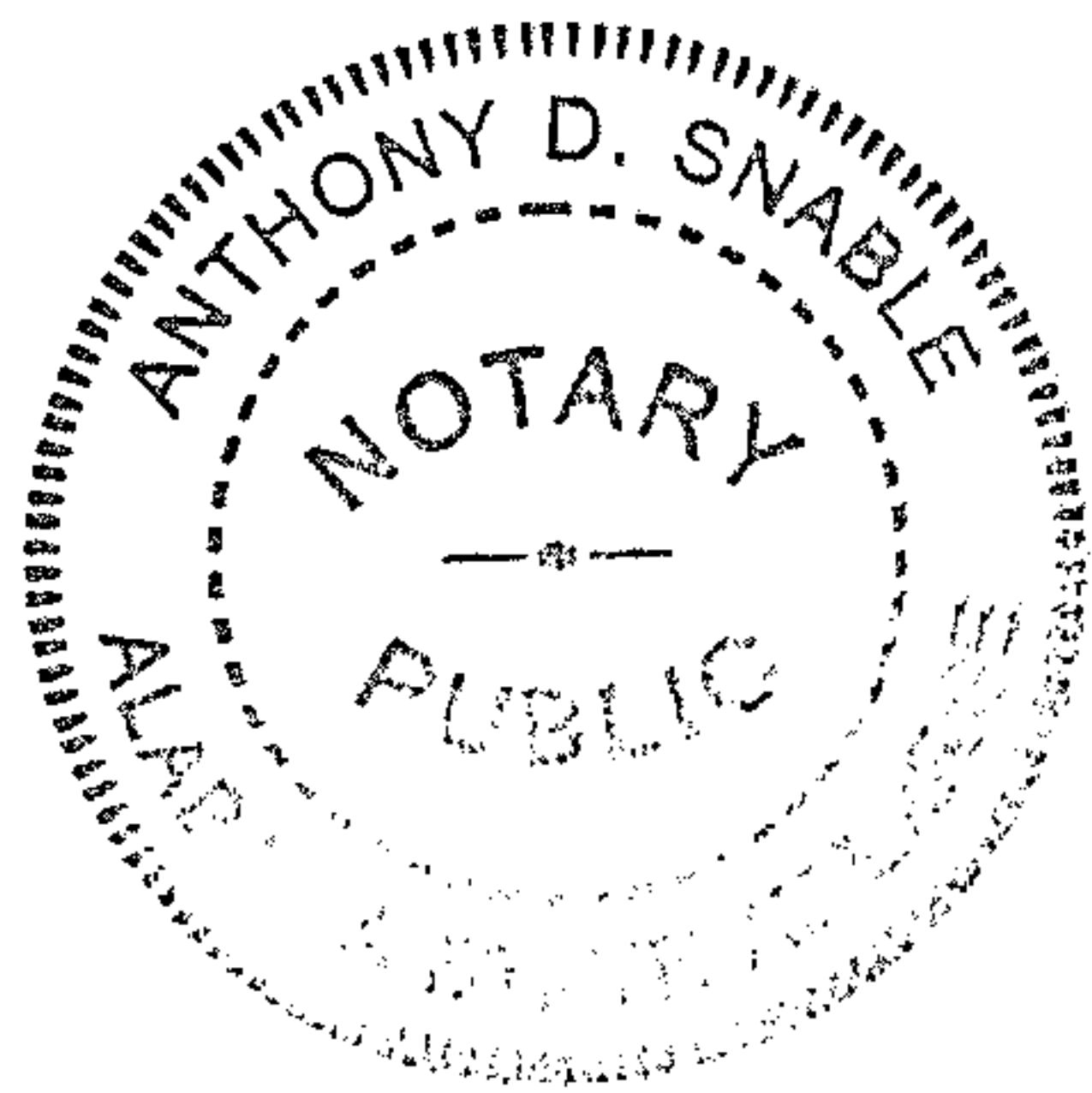

BOBBIE RAE KING

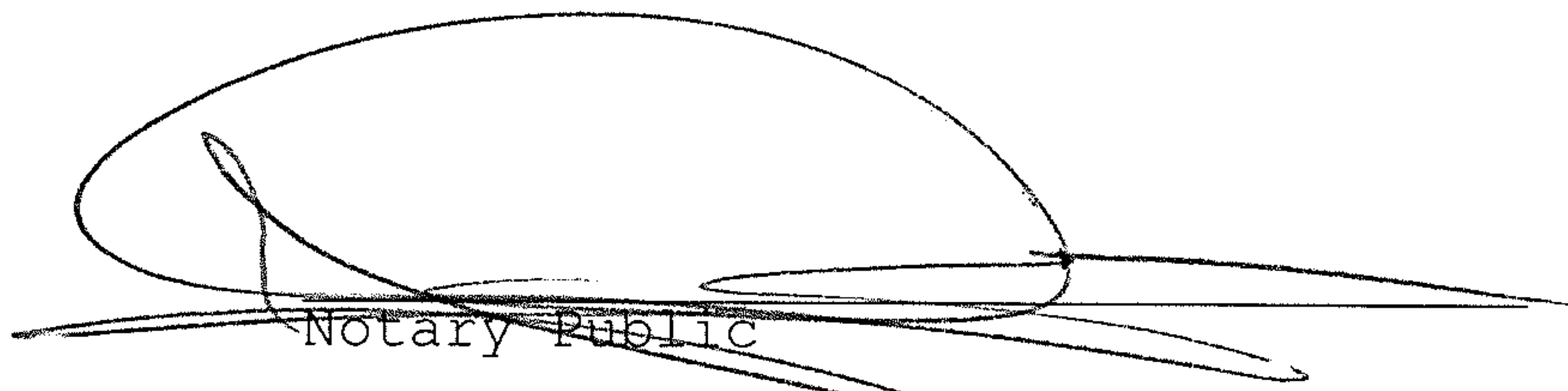
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and
in said County, hereby certify that JOSEPH D. KING AND BOBBIE RAE
KING, HUSBAND AND WIFE, whose name(s)is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged
before me on this day, that being informed of the contents of the
conveyance, he/she/they executed the same voluntarily for and as
his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 8 day
of September, 2021.




Notary Public

My Commission Expires: 10-10-2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Joseph D. King
Bobbie Rae KingGrantee's Name King Realty Holdings, LLCMailing Address: 2001 Shadow Oaks Circle
Wilsonville, AL 35186Mailing Address 2001 Shadow Oaks Circle
Wilsonville, AL 35186Property Address 157 Flagstone Lane
Calera, AL 35040Date of Sale 9/8/2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$130,500.00

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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Recording value is based upon Tax Assessor's Market Value.

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 validation, 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: 9/8/2021Print Name: Anthony D. Snable, Attorney☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) (Circle one)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2021 09:00:08 AM
 \$158.50 JOANN
 20210909000438800


Allen S. Bayl