

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
KALM Real Estate, LLC
710 Industrial Park Dr
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ANDREW H. RUBLE and RUTH ANN RUBLE, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **KALM REAL ESTATE, LLC, an Alabama limited liability company**, (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Grady King's Subdivision, as recorded in Map Book 5, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$160,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

20221024000399500 10/24/2022 03:48:00 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 21st day of October, 2022.

Andrew H. Ruble
by Paula Ann Simrell
as attorney in fact

ANDREW H. RUBLE,
By PAULA ANN SIMRELL,
As Attorney in Fact

Ruth Ann Ruble
by Paula Ann Simrell
as attorney in fact

RUTH ANN RUBLE,
By PAULA ANN SIMRELL,
As Attorney in Fact

STATE OF ALABAMA)

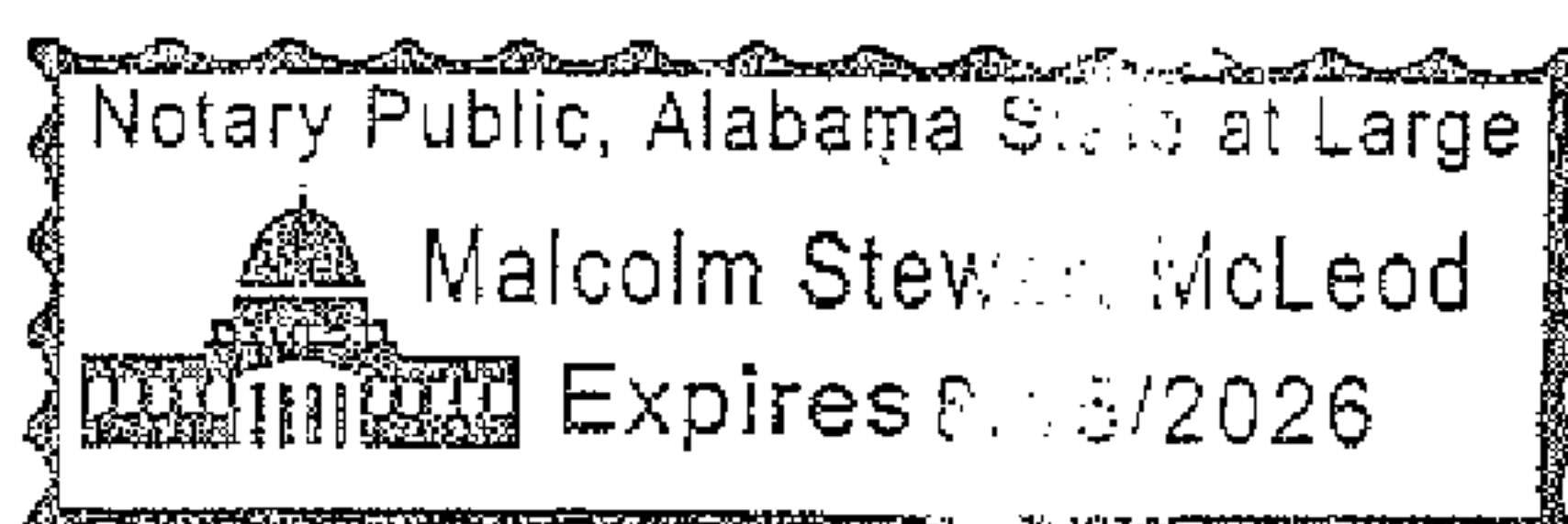
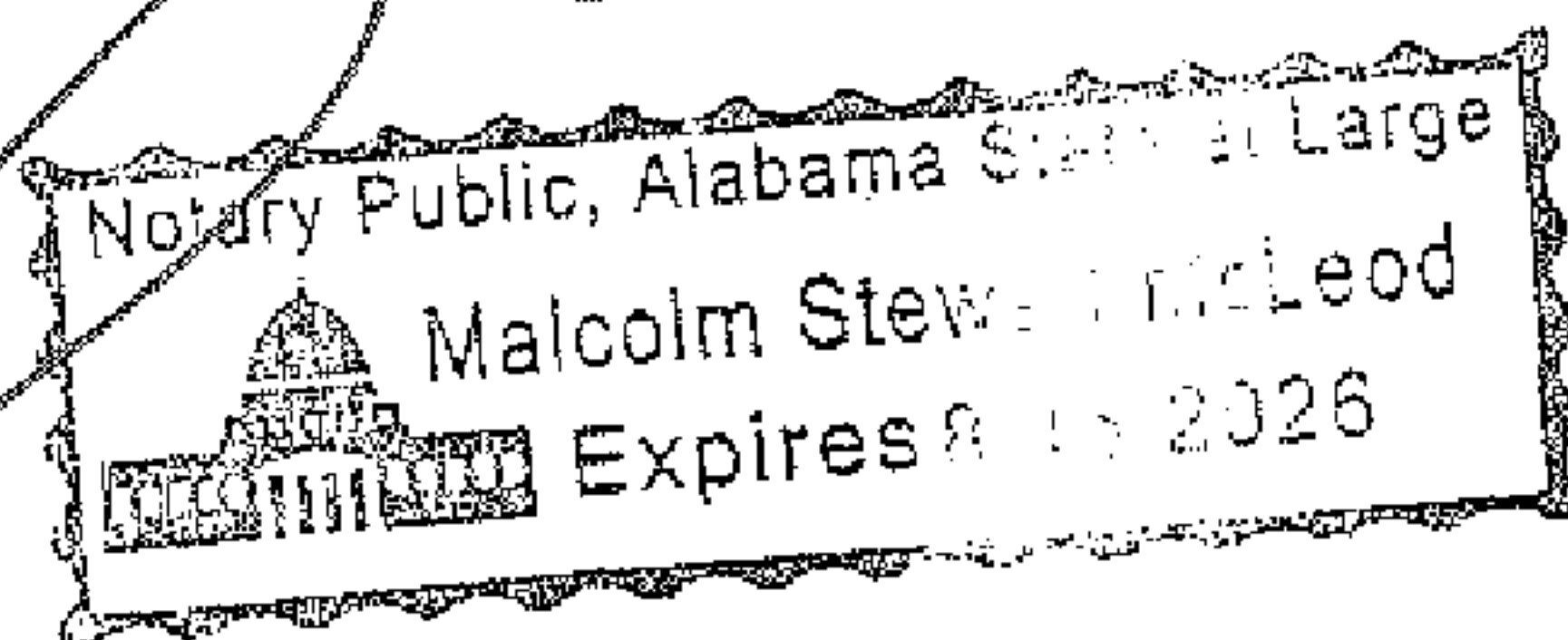
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PAULA ANN SIMRELL**, as Attorney in Fact for **ANDREW H. RUBLE** and **RUTH ANN RUBLE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of October, 2022.

NOTARY PUBLIC

My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **ANDREW H. RUBLE and RUTH
ANN RUBLE**Grantee's Name **KALM REAL ESTATE, LLC**Mailing Address **3210 PENINSULA CIR SE
OWENS CROSSROADS, AL 35763**Mailing Address **7110 INDUSTRIAL PARK DR
PELHAM, AL 35124**Property Address **137 KING VALLEY DR
PELHAM, AL 35124**Date of Sale **October 21, 2022**Total Purchase Price **\$160,000.00**

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 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 **October 21, 2022**Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 22716



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2022 03:48:00 PM
 \$188.00 BRITTANI
 20221024000399500

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl