

This instrument was prepared by:  
Alabama Law Services, LLC  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
KSB Enterprises LLC  
124 Kings Crest Way  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ken Bettini, a married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **KSB Enterprises LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7B, according to the survey of Plaza Circle, a Commercial Subdivision, as recorded in Map Book 39, Page 55, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive 25-foot easement for ingress, egress, and utilities over the Southeast side of Lot 7A, according to the survey of Plaza Circle, a Commercial Subdivision, as recorded in Map Book 39, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S



**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>Ken Bettini</u>	Grantee's Name	<u>KSB Enterprises LLC</u>
Mailing Address	<u>124 Kings Crest Way Pelham, AL 35124</u>	Mailing Address	<u>124 Kings Crest Way Pelham, AL 35124</u>
Property Address	<u>See Legal Description</u>	Date of Sale	<u>4/10, 2023</u>
		Total Purchase Price	\$ _____
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	<u>\$83,840.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: <u>Full Tax Assessor's Value - 83,840.00</u>
<input 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 4/10, 2023

Print: Ken Bettini

Unattested

Sign

Keneth W Bettini  
(Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2023 10:45:54 AM  
\$112.00 JOANN  
20230410000099290

*Allie S. Bayl*