

Parcel I.D. #: 13-8-27-1-001-002-011

Send Tax Notice To: Karl F. Alletag

TRUSTEE'S WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20230724000221140 1/4 \$132.00
Shelby Cnty Judge of Probate, AL
07/24/2023 12:54:14 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Thousand Dollars and 00/100 (\$ 100,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Kathey Neely Hairston, as successor Trustee of the Neely Revocable Trust and Kathey Neely Hairston, a married woman and David Lee Hairston, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Karl F. Alletag**, hereinafter known as the GRANTEE;

Lot 64, according to the Survey of Laurel Woods, Phase II, as recorded in Map Book 17, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN.

The legal description was provided by the GRANTOR and was taken from that certain title commitment issued by Shelby County Abstract & Title Company, Inc., under policy # MV-23-29234. This deed was prepared without the benefit of a survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall

Shelby County, AL 07/24/2023
State of Alabama
Deed Tax: \$100.00

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 18 Day of July, 2023.

Kathey Neely Hairston
Kathey Neely Hairston
As Successor Trustee of the
Neely Revocable Trust
GRANTOR

Kathey Neely Hairston
Kathey Neely Hariston
Individually
GRANTOR

David Lee Hairston
David Lee Hairston
GRANTOR

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Kathey Neely Hairston, as Successor Trustee of the Neely Revocable Trust, and Kathey Neely Hairson, individually**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 18 Day of July, 2023.

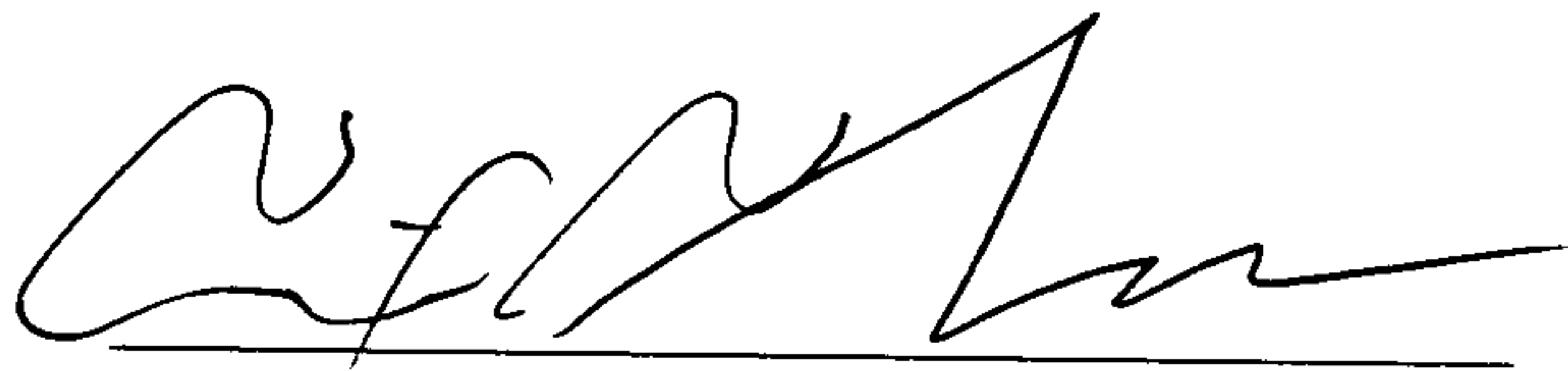
[Signature]
NOTARY PUBLIC
My Commission Expires: 2/28/2024

STATE OF ALABAMA)
COUNTY OF Shelby)


20230724000221140 3/4 \$132.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said State, do hereby certify that **David Lee Hairston**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 18 Day of July, 2023.



NOTARY PUBLIC

My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

GRANTOR

Grantor's Name

Mailing Address

Karl F. Allard

428 LAUREL WOODS TRAIL

HELONA, AL

35080

GRANTEE

Grantee's Name

Mailing Address

Dana Hairston

Kathy Hairston

297 Oaklyn Hill Dr.

Chelso, AL 35045

Property Address

428 Laurel Woods Trail

Helona, AL 35080

Date of Sale

7/18/2023

Total Purchase Price \$

100,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20230724000221140 4/4 \$132.00
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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

☐ Appraisal

☐ Other

☒ 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

7/18/23

Unattested

(verified by)

Print

Christ C. Thomas

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1