

**SEND TAX NOTICE TO:**  
**Karen M. Jenkins**  
**146 Lake Forest Way**  
**Maylene, AL 35114**

20231211000355380  
12/11/2023 08:22:13 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten Zero dollars and no cents (\$10.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Karen M. Jenkins, Trustee of the Bebe K. Abner Living Trust dated July 31, 2008 descedants Trust for the Benefit of Karen M. Jenkins** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Karen M. Jenkins**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 122, ACCORDING TO THE SURVEY OF LAKE FOREST FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

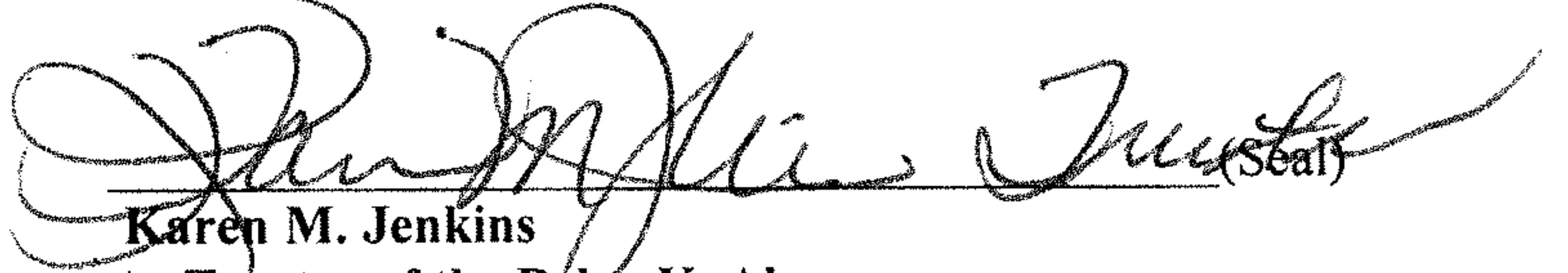
Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 24, Page 62.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 8, 2023** .

  
Karen M. Jenkins  
As Trustee of the Bebe K. Abner  
Living Trust dated July 31, 2028

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

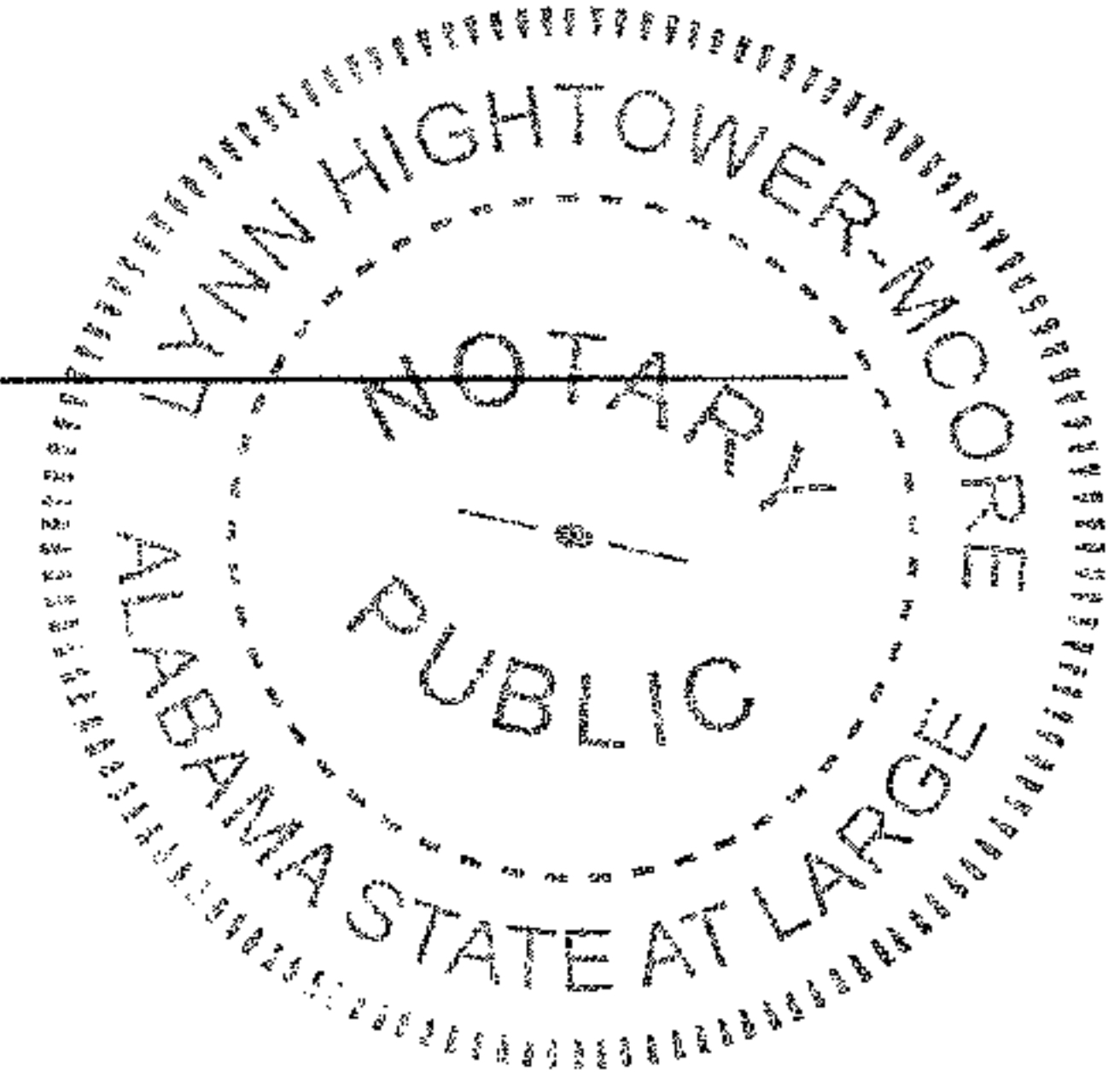
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Karen M. Jenkins, whose name as Trustee of the Bebe K. Abner Living Trust dated July 31, 2008**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2023

  
Notary Public.

(Seal)

My Commission Expires: 12-22-25





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2023 08:22:13 AM  
\$352.50 PAYGE  
20231211000355380

*Allen S. Byrd*

## Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Karen M. Jenkins, Trustee of the Bebe K. Abner Living Trust dated July 31, 2008 descedants Trust for the Benefit of Karen M. Jenkins

Grantee's Name Karen M. Jenkins

Abner Living Trust dated July 31, 2008 descedants Trust for the Benefit of Karen M. Jenkins

the Benefit of Karen M. Jenkins

Mailing Address 146 Lake Forest Way, Maylene, Alabama 35114

Mailing Address 146 Lake Forest Way, Maylene, Alabama 35114

Property Address 146 Lake Forest Way, Maylene, Alabama 35114

Date of Sale 12/08/2023

Total Purchase Price \$0.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \$324,200.00

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)

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

X \_\_\_\_\_ Other Shelby County Tax Assessor

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibily of valuing proeprty 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 12-8-23

Print Karen M. Jenkins, Trustee of the Bebe K. Abner

Living Trust dated July 31, 2008 descedants Trust for the Benefit of Karen M. Jenkins

\_\_\_\_\_ Unattested

\_\_\_\_\_ (verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one