



20231215000361130 1/3 \$144.50
Shelby Cnty Judge of Probate, AL
12/15/2023 12:41:09 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF the County of Shelby,

STATUTORY WARRANTY DEED

Under Ala. Code § 35-4-271

KNOW ALL MEN BY THESE PRESENTS that WARRANTY DEED, executed this 15th day of December, 2023, by the grantor,

James L. Keating and Suzanne B. Keating, Trustees of the James L. Keating Revocable Trust
Dated October 3, 1990 and any amendments thereto.

to the grantee,

James L. Keating and Suzanne B. Keating, married as joint tenants with rights of survivorship,
of 1436 Whirlaway Ct
Helena, Alabama 35080

WITNESSETH, that the said grantor, for

Good and Valuable Consideration

the receipt of which is hereby acknowledged, grants, bargains, sells, and conveys to the grantee
the grantor's interest in and to all that real property located in the County of Shelby,
State of Alabama, more particularly described as:

It is located in Twn: 6, Rng: 13, Sec:23 and is Lot 19, according to the Survey of Dearing
Downs Fourth Addition as recorded in Map Book 9, Page 179, in the Probate Office of Shelby
County, Alabama.

Commonly known as: 1436 Whirlaway Court, Helena, Alabama 35080

Parcel ID: 13-6-23-2-001-005.019

Source of title: Special Warranty Deed from grantor Federal National Mortgage Association
to James L. Keating Trustee, dated January 18, 2012 and recorded on March 13, 2012 as Lot 19,
in Book 9, Page 179, in the Probate records of Shelby County, Alabama

THIS CONVEYANCE is made subject to:

(a) such encroachments and recorded restrictions, easements and conditions, including without
limitations subsurface rights, which do not materially adversely affect the Property's user or
value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special,
which are a lien on the Property but are not yet payable.

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns
forever.

Shelby County, AL 12/15/2023
State of Alabama
Deed Tax:\$116.50



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AND except as to the above and the taxes hereafter falling due, grantor, for grantor's heirs and personal representatives, hereby covenants with the said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said property; that grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that grantor is in the quiet and peaceable possession of said property; and that the grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof, unto the said grantee and the grantee's heirs and assigns, against the lawful claims of all persons claiming by and through grantor.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

James L. Keating
Signature
James L. Keating
Print name
Capacity: Grantor Trustee

Suzanne B. Keating
Signature
Suzanne B. Keating
Print name
Capacity: Grantor Trustee

James L. Keating
Signature
James L. Keating
Print name
Capacity: Grantee

Suzanne B. Keating
Signature
Suzanne B. Keating
Print name
Capacity: Grantee

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Madison Harris, a notary public, hereby certify that JAMES L. Keating and Suzanne B. Keating, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of December, A. D. 2023.

Madison Harris
Notary Public
Print name: Madison Harris
My commission expires: 07/13/2024

This instrument was prepared by:
James L. Keating
1436 Whirlaway court
Helena, Al 35080
205-552-5148

After recording, please return to:
Mr. and Mrs. Keating
1436 Whirlaway court
Helena, Al 35080
205-552-5148

Real Estate Sales Validation Form

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

Grantor's Name James Keating DE J L K Trust Grantee's Name James L. Keating & Suzanne B. Keating
Mailing Address 1436 Whirlaway Ct Mailing Address 1436 WHIRLAWAY CT.
HELENA AL 35080 HELENA, AL 35080

Property Address 1436 WHIRLAWAY CT.
HELENA, AL 35080

Date of Sale 12/15/2023
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 232,600 1/2 =
\$116,300



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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
☐ Closing Statement
☒ Appraisal
☒ Other 1/2 = \$116,300 AMV

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 12/15/2023

Print SUZANNE B. KEATING

Unattested

(verified by)

Sign Suzanne B. Keating
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1