



20240529000159350 1/4 \$369.00
 Shelby Cnty Judge of Probate, AL
 05/29/2024 02:32:04 PM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
 Ginger H. Knight
 4:8 Legacy Group, LLP
 1800 Providence Park, Suite 250
 Birmingham, Alabama 35242
 (205) 994-2300

Send Tax Notice To:
 Kerry Kline
 790 Miller Circle
 Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KERRY D. KLINE and PEGGY E. KLINE, husband and wife

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

KERRY D. KLINE, a married man,

(Herein referred to as Grantee, whether one or more), all of their interest in the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Map of Mountain Cove Subdivision, as recorded in Map Book 28, Page 130, in the Probate Office of SHELBY County, Alabama,

SUBJECT TO:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 536; Deed Book 228, Page 794; and Deed Book 247, Page 874 in the Probate Office of Shelby County, Alabama.
2. Title of others to minerals underlying that portion of the describe property lying in Section 21, Township 19 South, Range 2 West, together with mining rights and privileges belonging thereto, as recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama.
3. 40-foot building set back line from Miller Circle and 40-foot building set back line on the Northeast side and 25-foot building set back lines from the East and West sides of said lot as shown on recorded map.

Shelby County, AL 05/29/2024
 State of Alabama
 Deed Tax: \$338.00



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4. Restrictive covenants as recorded in Instrument #2001-38557 in the Probate Office of Shelby County, Alabama.
5. Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.

NOTE: This is the homestead property of KERRY D. KLINE.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of May 2024.


 Kerry D. Kline, Grantor


 Peggy E. Kline, Grantor

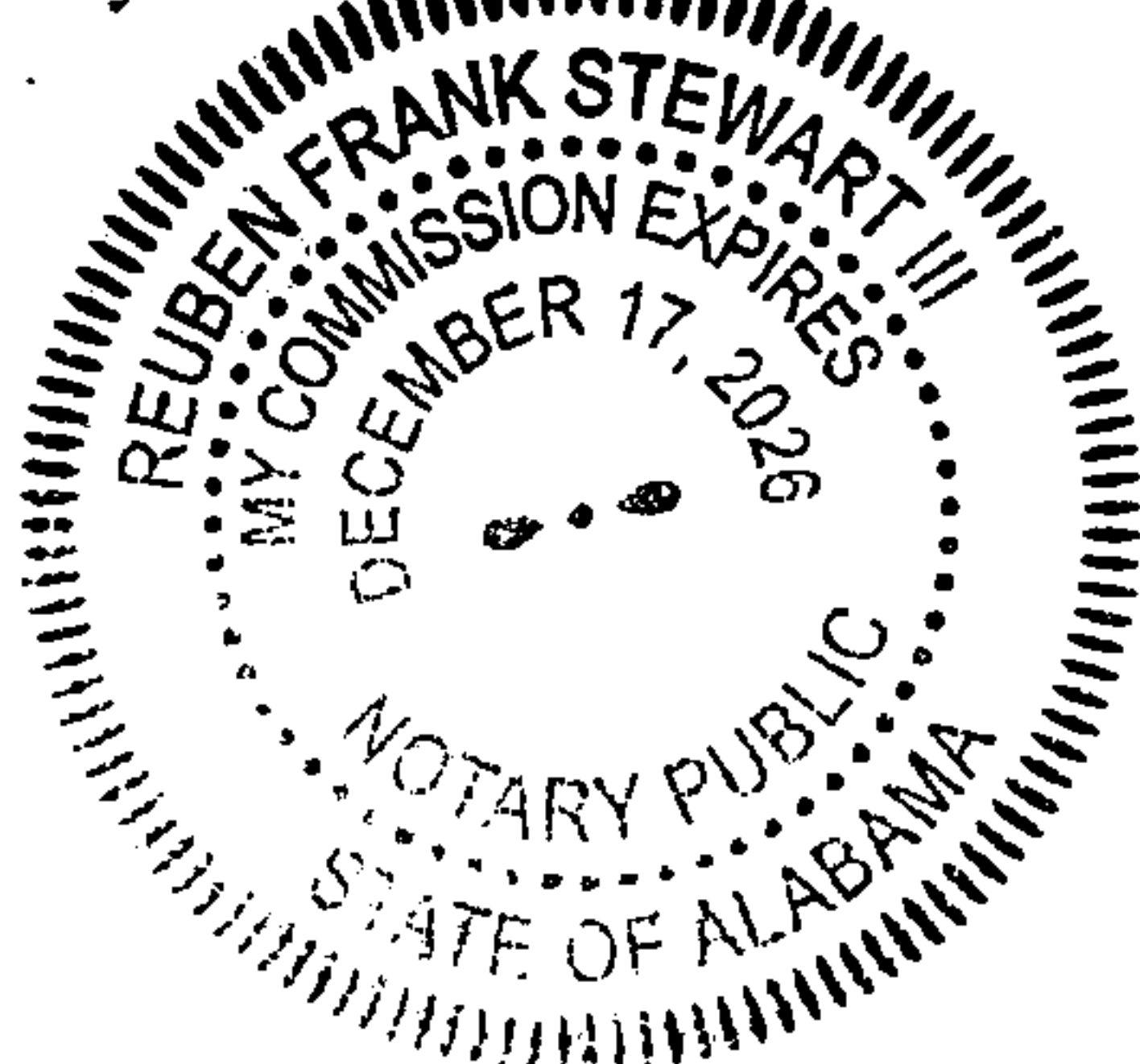
STATE OF ALABAMA)

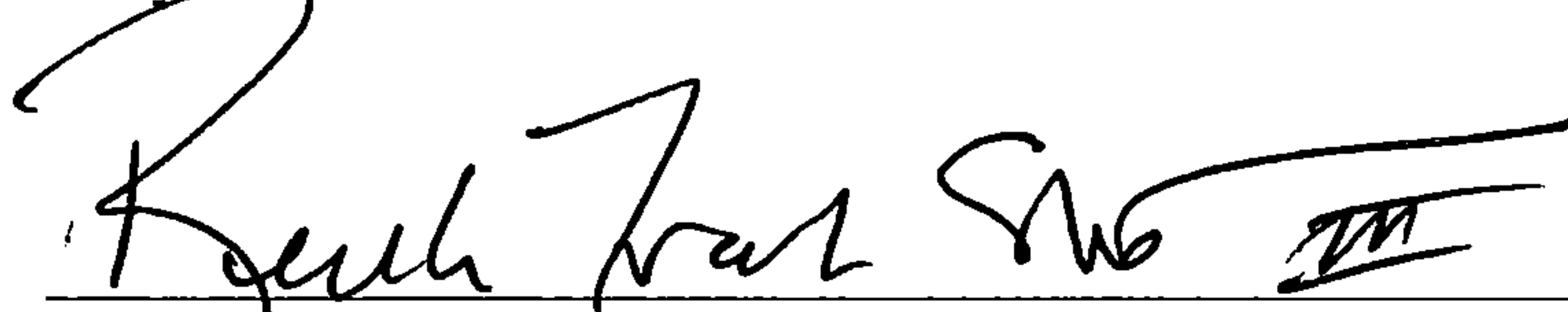
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **KERRY D. KLINE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given my hand and official seal this this 7th day of May 2024.




 Notary Public
 My Commission Expires: 12/17/2026



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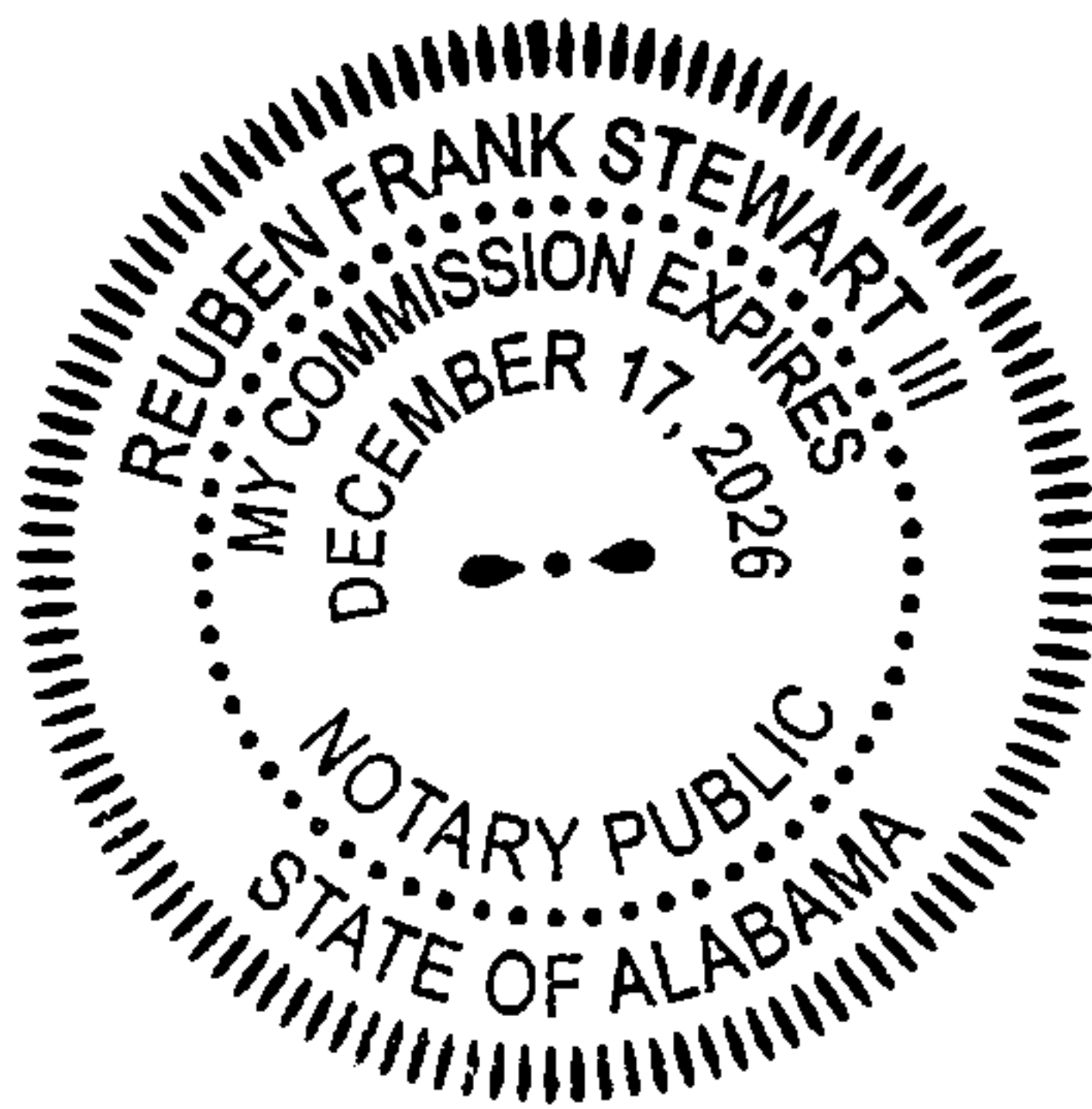
STATE OF ALABAMA)

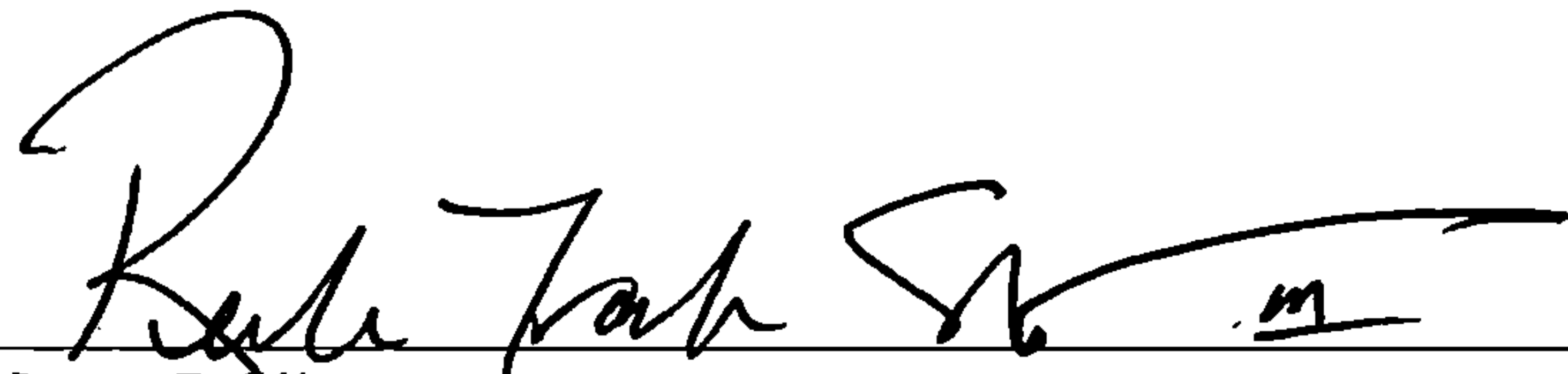
)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **PEGGY E. KLINE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

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Real Estate Sales Validation Form

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

Grantor's Name Kerry D. Kline & Peggy E. Kline
Mailing Address 790 Miller Circle
Pelham, AL 35124

Grantee's Name Kerry D. Kline
Mailing Address 790 Miller Circle
Pelham, AL 35124

Property Address 790 Miller Circle
Pelham, AL 35124

Date of Sale 5-07-2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ ~~337,715~~ 337,715

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 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 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 5/20/24

Print Ginger H. Knight

Sign [Signature] Attorney
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1