



20240719000221980 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/19/2024 02:02:21 PM FILED/CERT

**NO TITLE CHECK MADE IN
PREPARATION OF THIS DEED**

This instrument was prepared by:

Roy J. Brown
Attorney at Law
PO Box 36035
Hoover, Al 35236

SEND TAX NOTICE TO:

Charlene Kuykendall and
Kendall E. Swanson
152 Biltmore Drive
Birmingham, Al 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that in consideration of one dollar and the Final Settlement in the Estate of Kenneth Young Kuykendall aka Kenneth Y. Kuykendall, bearing Case Number: PR2022-001159 (conveyance per will) in the Probate Court of Shelby County, Alabama, the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Charlene Kuykendall aka Charlene Patterson Kuykendall, Executrix of the Estate of Kenneth Young Kuykendall aka Kenneth Y. Kuykendall (herein referred to as Grantor) do grant, bargain, sell and convey my undivided one half (1/2 interest) in said property unto Kendall E. Swanson, an unmarried woman (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Habersham Place, as recorded in Map Book 37, Pages 1-A and 1-B, in the Probate Office of Shelby County, Alabama.

Subject to: All recorded easements, restrictions, and liens of record.

Subject to: The right of the widow, Charlene Patterson Kuykendall, to live on said property for a period of three years from the decedent's death on October 11, 2022, as per the grantor/decedent's will.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrator shall warrant and defend the same to the said Grantee, her/his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this July day of July, 2024.

Warranty Deed
Estate of Kenneth Y. Kuykendall
Page Two



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Charlene Patterson Kuykendall, Executrix
Charlene Kuykendall aka Charlene Patterson
Kuykendall Executrix of the Estate of Kenneth
Y. Kuykendall aka Kenneth Young Kuykendall

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlene Kuykendall aka Charlene Patterson Kuykendall Executrix of the Estate of Kenneth Y. Kuykendall aka Kenneth Young Kuykendall, 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 she executed the same voluntarily on the day the same bear date.

Given under my hand and official seal, on this the 17th day of July,
2024.

Alex G. Brown

Notary Public

My commission expires: 05/05/2025



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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: Estate of Kenneth Young
Kuykendall

Mailing Address: 152 Biltmore Drive
Birmingham, Al 35242

Property Address: 152 Biltmore Drive
Birmingham, Al 35242

Grantee's Name: Kendall Swanson
1601 East Highland Avenue

Mailing Address: Unit 1070
Phoenix, Az 85016

Date of Sale: _____

Total Purchase Price: _____

or

Actual Value: Grantor is conveying his one
Half interest of property (\$624,000.00 value
half interest would be \$312,000.00)

Assessor's Market Value: _____

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 – Final Settlement of Estate per will and pre-nuptial agreement.

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 tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 in Title 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 in Title 40-22-1 (h).

Date: July 19, 2024

Print Charlene Patterson Kuykendall, Executrix

Don J. Brown
Witness

Sign Charlene Patterson Kuykendall, Executrix
(Grantor/Grantee/Owner/Agent) circle one