

Prepared by:

JUL ANN McLEOD, Esq.

McLeod & Associates, LLC

1980 Braddock Drive

Hoover, AL 35226

Send Tax Notice to:

Carol A. Kinnaird

216 Crest Lake Drive

Birmingham, AL 35244

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **CAROL A. KINNAIRD, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **CAROL A. KINNAIRD and CATHERINE A. TROXLER, as co-Trustees of the CAROL A. KINNAIRD REVOCABLE FAMILY TRUST, dated February 13, 2024, and any amendments thereto** (hereinafter referred to as Grantees), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

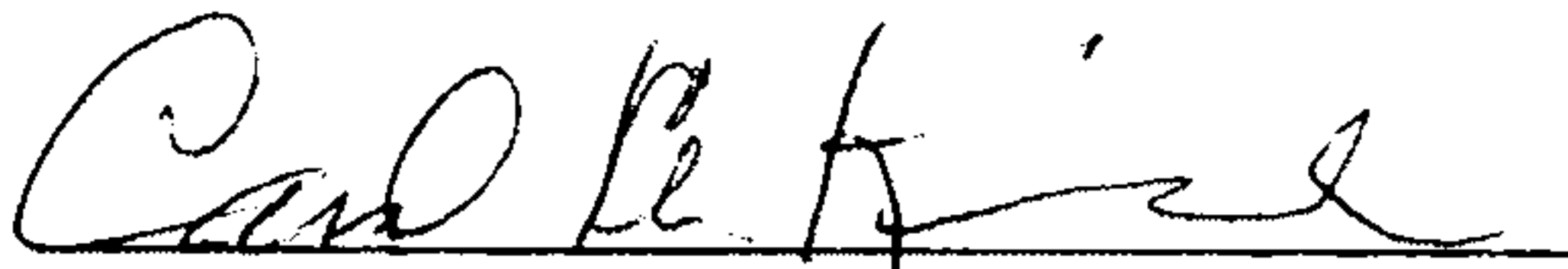
Lot 44, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the _____ day of August, 2024.


CAROL A. KINNAIRD

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CAROL A. KINNAIRD**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of August, 2024.

NOTARY PUBLIC
My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM: EXP: 08/15/26

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **CAROL KINNAIRD**Grantee's Name **CAROL KINNAIRD**Mailing Address **216 CREST LAKE DRIVE
BIRMINGHAM, AL 35244**Mailing Address **276 CREST LAKE DRIVE
BIRMINGHAM, AL 35244**Property Address **216 CREST LAKE DRIVE
BIRMINGHAM, AL 35244**Date of Sale **AUGUST 12, 2023**

Total Purchase Price _____

or

Actual Value \$ _____

or

Assessor's Market Value **\$276,000.00**

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
☒ Other **MARKET VALUE**

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).

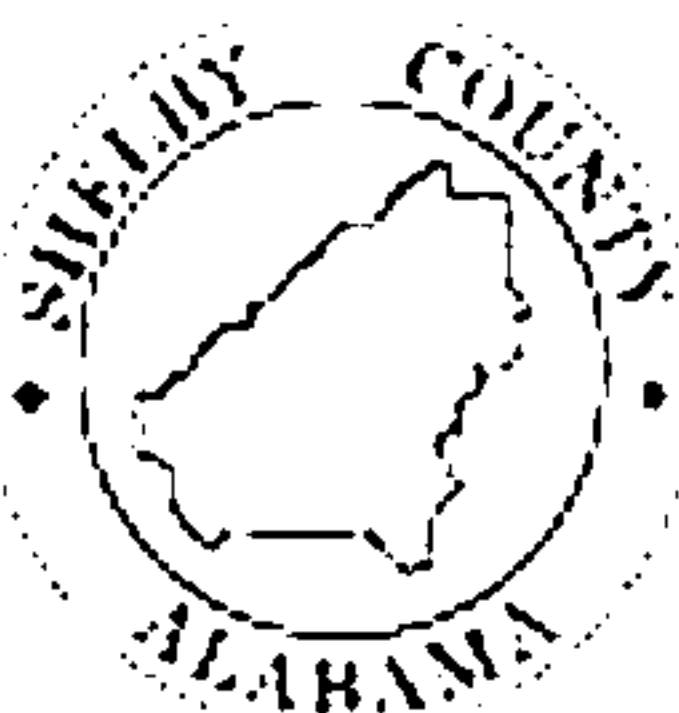
Date **AUGUST 12, 2024**Print **Malcolm S. McLeod**☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

File 240287



**Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2024 12:31:11 PM
 \$305.00 BRITTANI
 20240812000250400**

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl