

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, Ronald Alan Perkins and Kena Michelle Perkins , a married couple, the undersigned Grantor do grant, bargain, sell and convey my interest to "Ronald Alan Perkins and Kena Michelle Perkins, Trustees, or their successors in interest, of KK&T LIVING TRUST dated 5/15/24, and any amendments thereto. the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

HOMESTEAD OF THE GRANTORS. TRUST IS REVOCABLE.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

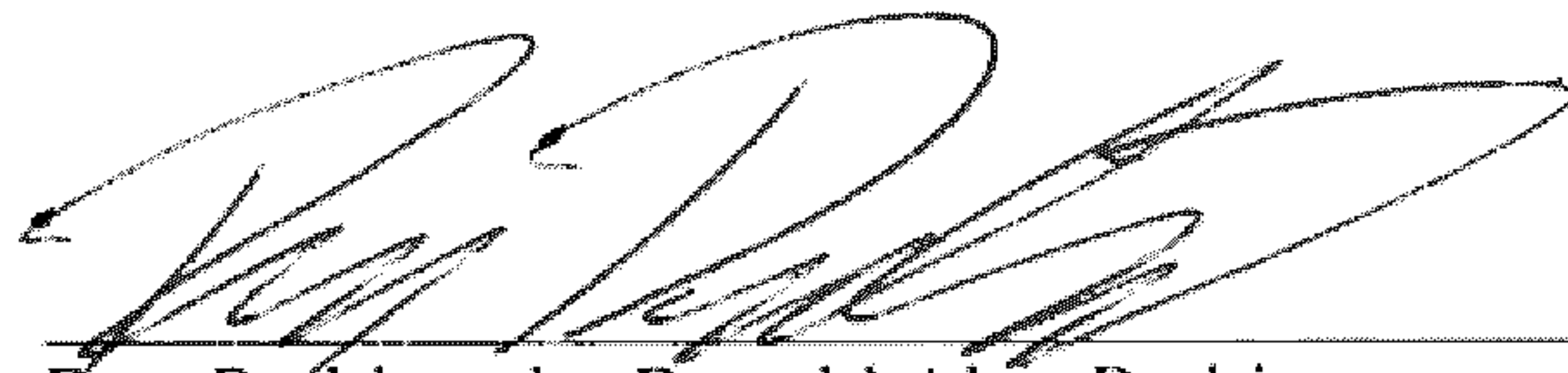
TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

5/15/24.



(SEAL)

Ron Perkins aka Ronald Alan Perkins



(SEAL)

Kena Michelle Perkins

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Ron Perkins aka Ronald Alan Perkins and wife Kena Michelle Perkins** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5/15/24.


Notary Public

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:

RON + KENA PERKINS
395 KNIGHTS BRIDGE
AIRBASTLE AL 35007

Exhibit A:

Lot 51A according to the Survey of Resurvey of Lots 51 and 52, Sterling Gate, Sector 3
Phase 3 as recorded in Map Book 33, Page 147, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of
record in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Ronald ALan Perkins & Kena Michelle
Mailing Address Perkins
395 Knightsbridge
Alabaster, AL 35007

Grantee's Name Ronald and Kena Perkins Trustees of the KK&T Living Trust
Mailing Address 395 Knightsbridge
Alabaster, al 35007

Property Address 395 Knightsbridge
Alabaster, AL 35007

Date of Sale 5/15/24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 573,340.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2024 01:08:54 PM
 \$606.50 JOANN
 20240918000291530

The purchase price or actual value claim *Allen S. Boyd* 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

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 5/15/24

Print John Holliman, Atty

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one