

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Kreg Keiffer
104 Creden Pl
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$307,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Rachel C. Sizemore, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Kreg Keiffer

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 298, according to the Survey of Weatherly Credenhill, Sector 21, as recorded in Map Book 20, page 7, in the Probate Office of Shelby County, Alabama.


\$300,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his/her heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this 1st day of December, 2025.

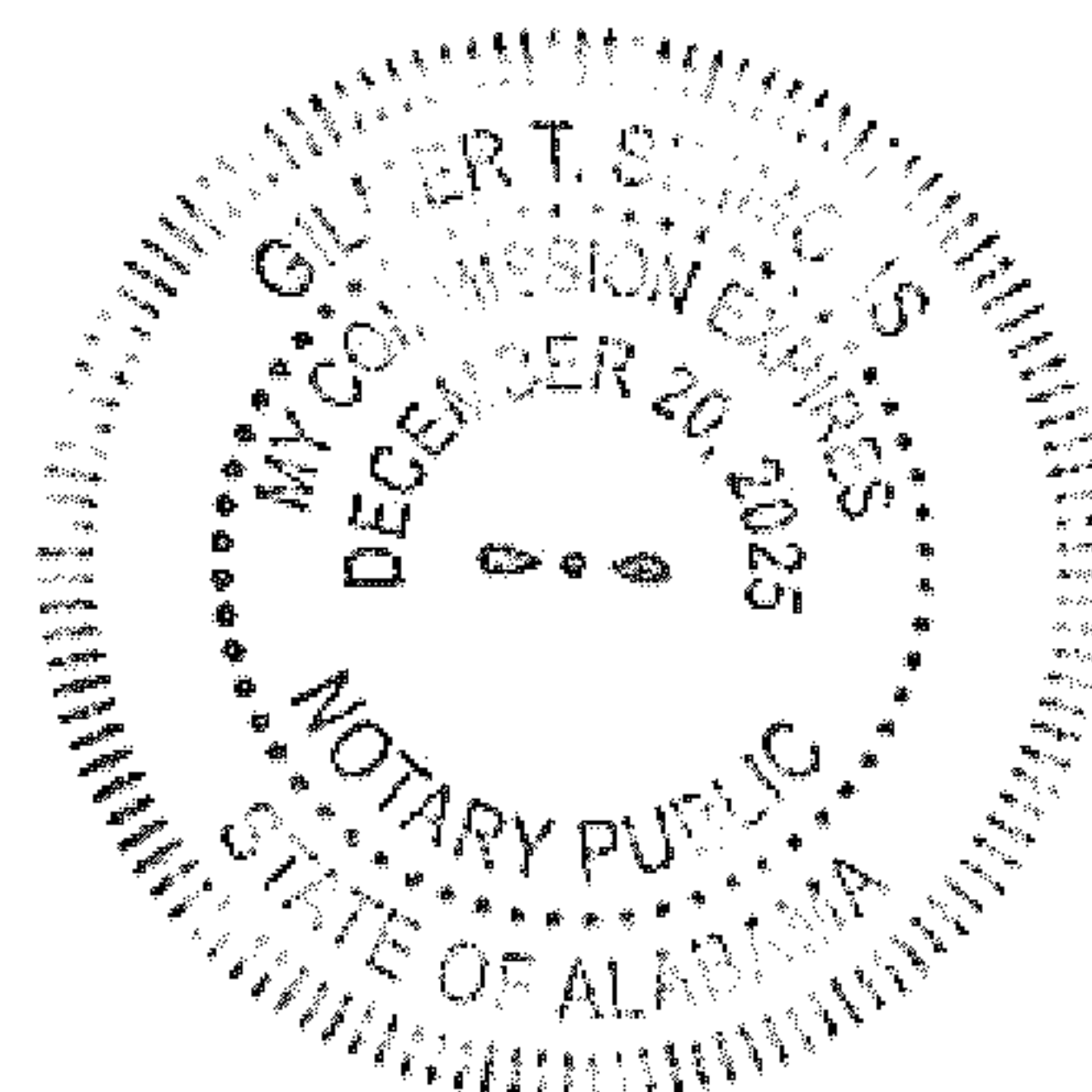

Rachel C. Sizemore (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rachel C. Sizemore, 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 bears date.

Given under my hand and official seal this 1st day of December, 2025.


Notary Public
My Commission Expires: 12/20/2025



Real Estate Sales Validation Form

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

Grantor's Name	<u>Rachel C. Sizemore</u>	Grantee's Name	<u>Kreg Keiffer</u>
Mailing Address	<u>104 Creden Pl</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>2800 Riverview Road, Apartment 1116</u> <u>Birmingham, AL 35242</u>
Property Address	<u>104 Creden Pl</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>12/01/2025</u>
		Total Purchase Price	<u>\$307,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

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	<u>12/01/2025</u>	Print	<u>Gilmer T. Simmons</u>
<input type="checkbox"/> Unattested	_____	Sign	<u><i>Gilmer T. Simmons</i></u>
	(verified by)		(Grantor/Grantee/Owner Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 09:32:15 AM
\$32.00 JOANN
20251202000367780

Allie S. Boyd