

SEND TAX NOTICE TO:
Jason Kenwright and Lindsey A. Kenwright
5865 Old Kendrick Road
Helena, Alabama 35080

20190320000090280
03/20/2019 04:04:27 PM
DEEDS 1/3

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty Eight Thousand Five Hundred dollars & no cents (\$538,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James T. Washer, Jr and Laura L. Washer, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jason Kenwright and Lindsey A. Kenwright** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 307.58' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 420.29'; THENCE LEFT 86° AND RUN SOUTHERLY A DISTANCE OF 429.03'; THENCE LEFT 94° AND RUN EAST A DISTANCE OF 460.63'; THENCE LEFT 91°2' AND RUN NORTHERLY A DISTANCE OF 425.00 TO THE PIONT OF BEGINNING.

SUBJECT TO A 25 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 307.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 420.29 FEET TO THE EASTERLY LINE OF OLD KENDRICKS ROAD; THENCE LEFT 86 DEGREES AND RUN SOUTHERLY A DISTANCE OF 25.06 FEET; THENCE LEFT 94 DEGREES AND RUN EAST A DISTANCE OF 422.06 FEET; THENCE LEFT 91 DEGREES 26 MINUTES AND RUN NORTH A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

\$430,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

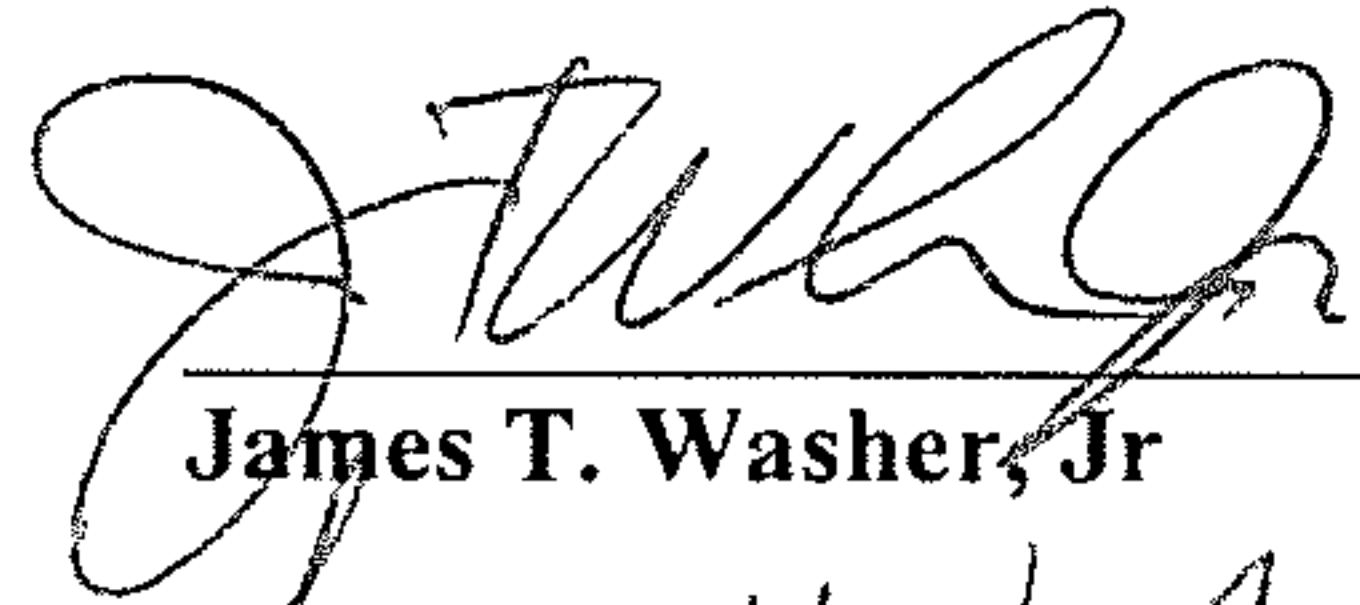
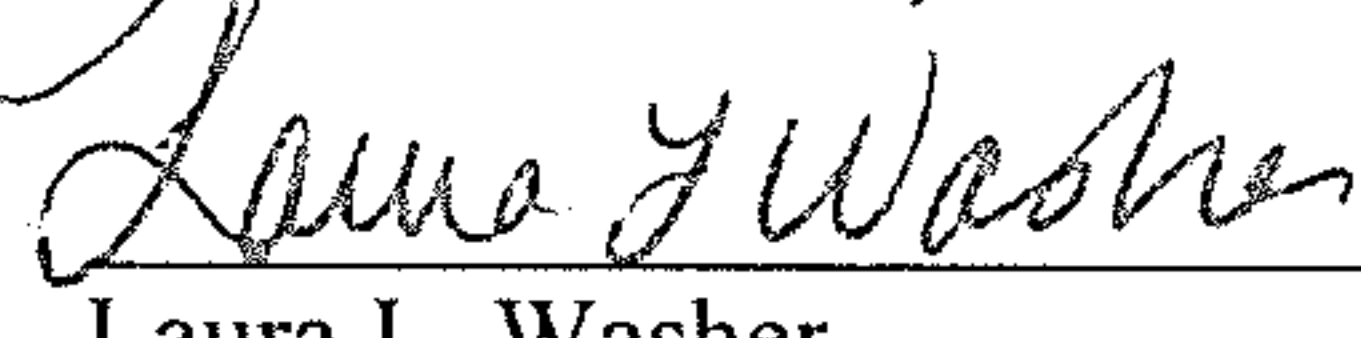
Easement to Alabama Power Company recorded in Instrument No. 20111025000318960 and Instrument No. 20120607000200170

Easement for ingress and egress recorded in Instrument No. 1994-21637.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 15, 2019**.


 _____ (Seal)
James T. Washer, Jr

 _____ (Seal)
 Laura L. Washer

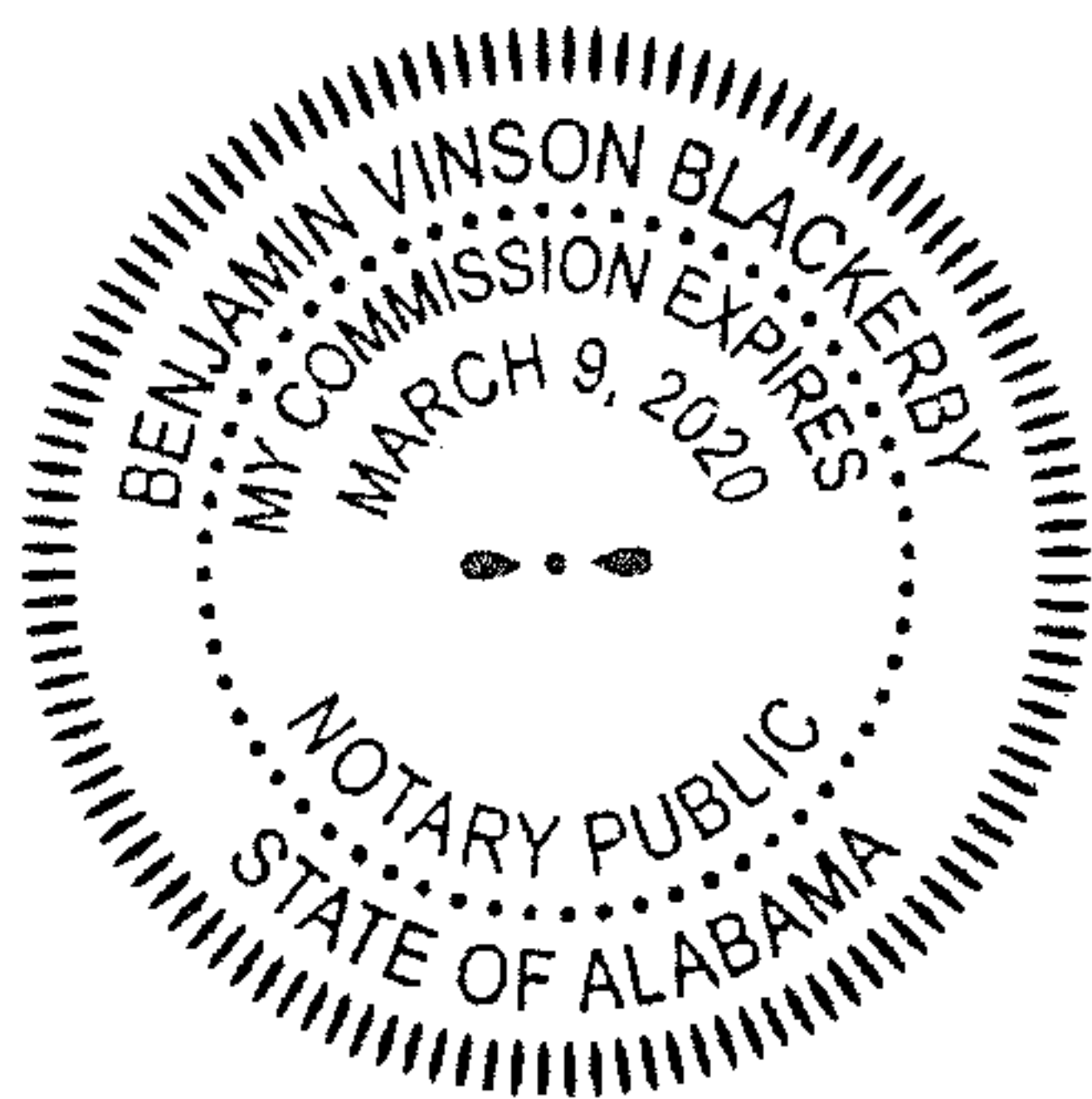
STATE OF ALABAMA

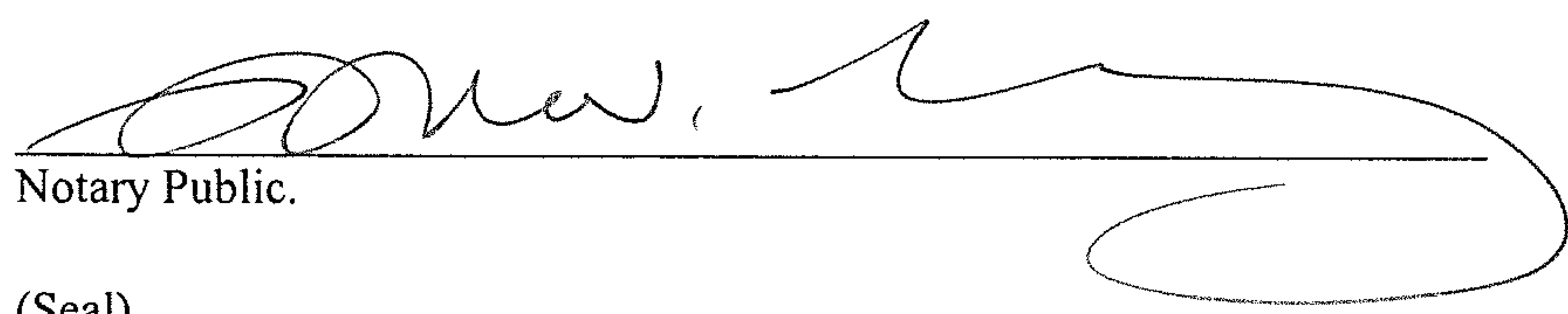
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James T. Washer, Jr and Laura L. Washer, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2019





 Notary Public.
 (Seal)
 My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name James T. Washer, Jr and Laura L. Washer Grantee's Name Jason Kenwright and Lindsey A. Kenwright

Mailing Address 925 Long Street
Helena, Alabama 35080
Property Address 5865 Old Kendrick Road
Helena, Alabama 35080

Mailing Address 5865 Old Kendrick Road
Helena, Alabama 35080
Date of Sale 03/15/2019

Total Purchase Price \$538,500.00
or
Actual Value _____
or
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 _____ Appraisal
__X__ Sales Contract _____ Other _____
_____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

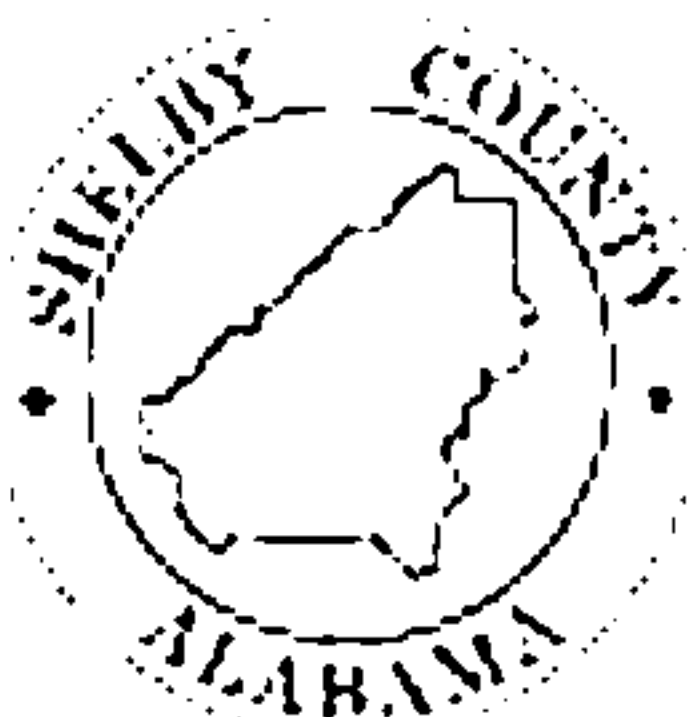
Date 3/15/19

Print Jason Kenwright

Unattested

BUR
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2019 04:04:27 PM
\$129.00 CHERRY
20190320000090280

Allen S. Bayl