

20210318000136110  
03/18/2021 01:00:22 PM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Kendall Duane Fuller and Deborah Stephens Fuller

722 Sycamore Rd  
Columbiana, AL 35051

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
TVL2100068

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Johnny L. Key and Donice Key, husband and wife**, whose address is **722 Sycamore Rd, Columbiana, AL 35051** (hereinafter "Grantor", whether one or more), by **Kendall Duane Fuller and Deborah Stephens Fuller**, whose address is **722 Sycamore Rd, Columbiana, AL 35051** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kendall Duane Fuller and Deborah Stephens Fuller, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **722 Sycamore Rd, Columbiana, AL 35051**, to-wit:

From a pine knot in a rock pile at the Northeast Quarter of Section 25, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said Section 25 to for a distance of 1301.70 feet to a 5/8 inch rebar accepted as the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 25 said point being 4056.37 feet East of a railroad rail at the Northwest corner of said Section 25, thence turn 86 degrees 21 minutes 18 seconds left and run 1331.76 feet along the accepted West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 25 to a 5/8 inch rebar accepted as the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 25; thence turn 01 degrees 33 minutes 31 seconds left and run 470.70 feet along the accepted West boundary of said Southeast 1/4 of the Northeast 1/4 to a 1/2 inch rebar in the center of Sycamore Road (no designated R.O.W.), said point being 874.31 feet North of a pine knot in a rock pile accepted as the Southwest corner of said Southeast 1/4 of the Northeast 1/4; thence turn 89 degrees 14 minutes 07 seconds left and run 219.50 feet along said road centerline and the following courses; 05 degrees 55 minutes 37 seconds left for 57.96 feet; 05 degrees 38 minutes 34 seconds left for 92.98 feet; thence 05 degrees 01 minutes 55 seconds left for 136.09 feet; 01 degrees 24 minutes 28 seconds right for 96.15 feet; 06 degrees 49 minutes 44 seconds right for 138.13 feet; 03 degrees 30 minutes 11 seconds right for 177.73 feet; 21 degrees 35 minutes 46 seconds left for 45.08 feet; 06 degrees 43 minutes 20 seconds left for 121.53 feet; 10 degrees 47 minutes 14 seconds right for 38.01 feet; 10 degrees 49 minutes 49 seconds right for 124.68 feet; 13 degrees 27 minutes 15 seconds left for 52.68 feet; 07 degrees 37 minutes 32 seconds left for 48.18 feet; thence turn 12 degrees 00 minutes 11 seconds right and run 50.12 feet along said road centerline to a 1/2 inch rebar on the accepted East boundary of aforementioned Southeast 1/4 of the Northeast 1/4; thence turn 68 degrees 09 minutes 08 seconds left and



run 207.47 reel along the accepted East boundary of said Southeast 1/4 of the Northeast 1/4 to a 1/2 inch pipe accepted as the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 20 South, Range 1 West; thence continue along said course for a distance or 1330.22 feet along the accepted East boundary of said Northeast 1/4 of the Northeast 1/4 to the point of beginning of herein described parcel of land: situated in the East 1/2 of the Northeast 1/4 of Section 25, Township South, Range 1 West. Shelby County, Alabama.

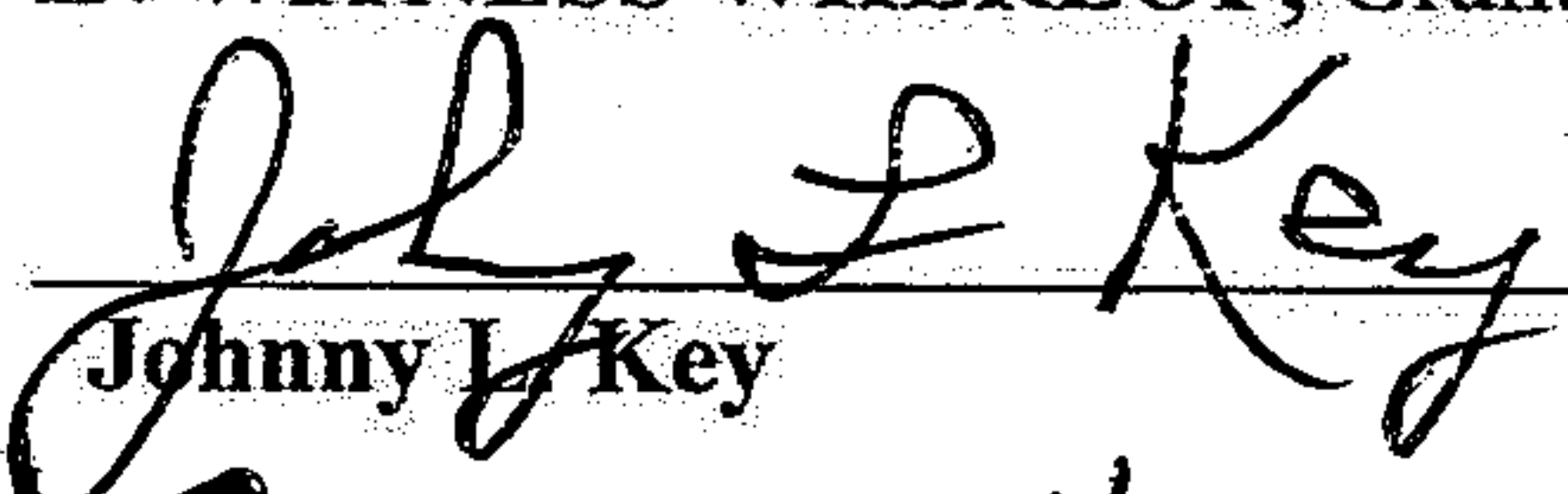
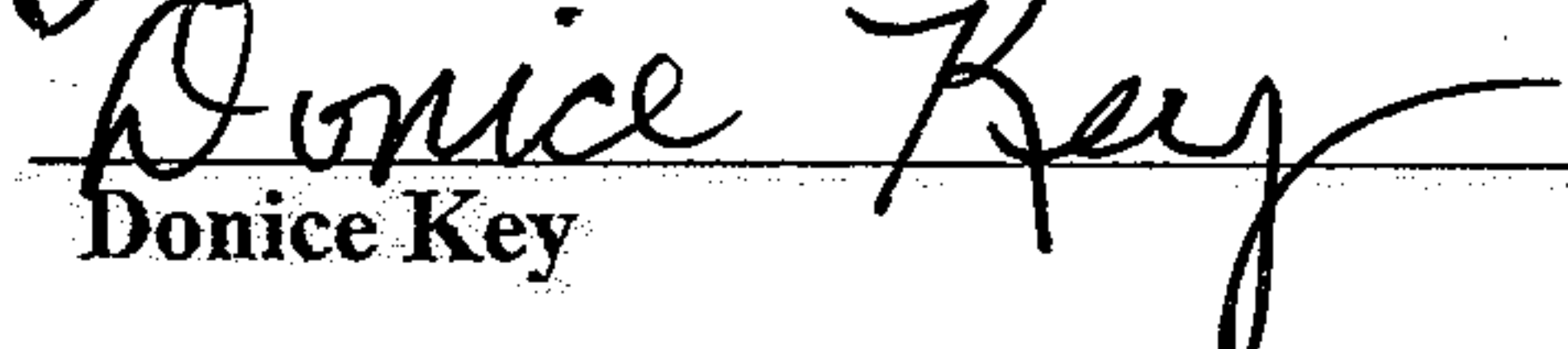
Less and except that portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 20 South, Range 1 West, lying West of fence running North and South as shown on Survey by Sam Hickey Land Surveying and as set forth in Shelby County Circuit Court Case No. CV-2012-900044.00.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 12th day of March, 2021.

  
Johnny L. Key  
  
Donice Key

State of Alabama

County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Johnny L. Key and Donice Key, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12th day of March, 2021.

  
Notary Public



**MERI BETH MARKS**  
Commission # GG 187708  
Expires June 15, 2022  
Bonded Third Budget Notary Services

## Real Estate Sales Validation Form

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

Grantor's Name Johnny & Donice Key  
 Mailing Address 722 Sycamore Rd  
Columbiana, AL 35051

Grantee's Name Kendall & Deborah Fuller  
 Mailing Address 722 Sycamore Rd  
Columbiana, AL 35051

Property Address Same as above

Date of Sale march 12, 2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 285,000.00

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 Tax Assessor 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 03/18/21

Print

Sign

Mary Donice Key  
[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/18/2021 01:00:22 PM  
 S313.00 MIST  
 20210318000136110

Allen S. Byrd

Form RT-1