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REAL 764 PAGE 262

(Name) _____

(Address) _____

This instrument was prepared by

(Name) James A. Holliman

(Address) 1610 Fourth Avenue, North, Bessemer, Alabama 35020

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and Affection

\$33,680.00 value

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry J. Keel and wife, Sharlene L. Keel

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Larry J. Keel

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and made a part hereof.

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, we have hereunto set our hands(s) and seal(s), this 7th day of July, 1989.

(Seal)

Larry J. Keel
Sharlene L. Keel

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry J. Keel and wife, Sharlene L. Keel whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, A. D., 1989.

James A. Holliman
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 7, thence in an Easterly direction along North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 84.67 feet to the point of beginning of tract of land herein described; thence continuing in straight line along North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section in Easterly direction 246.77 feet; thence turning an angle of $47^{\circ}17'$ to the right in a Southeasterly direction 344.50 feet to point of intersection with the NW boundary of a county road right of way, said point being on the arc of a curve turning to the right in Southwesterly direction and having a radius of 5,183.79 feet; said arc being subtended by a central angle of $2^{\circ}06'$ and having a chord of 189.98 feet in length, thence turning an angle of $90^{\circ}04'$ to the right from last mentioned course having a length 344.50 feet; thence along said arc of said curve 190.00 feet; said curve being the NW boundary of said county road; thence turning an angle of $90^{\circ}54'$ to the right from last mentioned chord having a length of 189.98 feet in a Northwesterly direction 511.67 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*Grantor's Name: Larry J. Keel
Sharlene L. Keel

Grantee's Name: Larry J. Keel

Mailing Address: 1764 Twin Bridge Dr.
Vestavia, AL. 35243

Mailing Address:

Property Address: 4196 South Shades Crest Road
Birmingham, AL. 35244

Date of Sale: July 07, 1989

Total Purchase Price: \$ _____

OR Actual Value: \$ _____

OR ½ Assessor's Value: \$ 33,680

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other TAX ASSESSOR

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 is 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 an 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 § 40-22-1 (h).

Date: 4/27/21Print Name: R. Timothy EstesSignature: [Signature]☐ Grantor ☐ Grantee ☐ Owner ☒ Agent☐ Unattested _____
(Verified by)Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2021 08:25:55 AM
\$62.00 JOANN
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