

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Christina P. Killcreas
404 West Main St
Starkville Ms 39759

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$113,500.00)**, to the undersigned grantor, **P & M Corporation, Inc.** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **Christina P. Killcreas** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

Subject to taxes due for 2021 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by Jane Ann Pfeiffer Ford, its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 30 day of Sept, 2021.

P & M CORPORATION, INC.

Jane Ann Pfeiffer Ford
By: Jane Ann Pfeiffer Ford
President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jane Ann Pfeiffer Ford **AS President of P & M Corporation, Inc.**, 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, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 30th day of Sept, 2021.

Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24

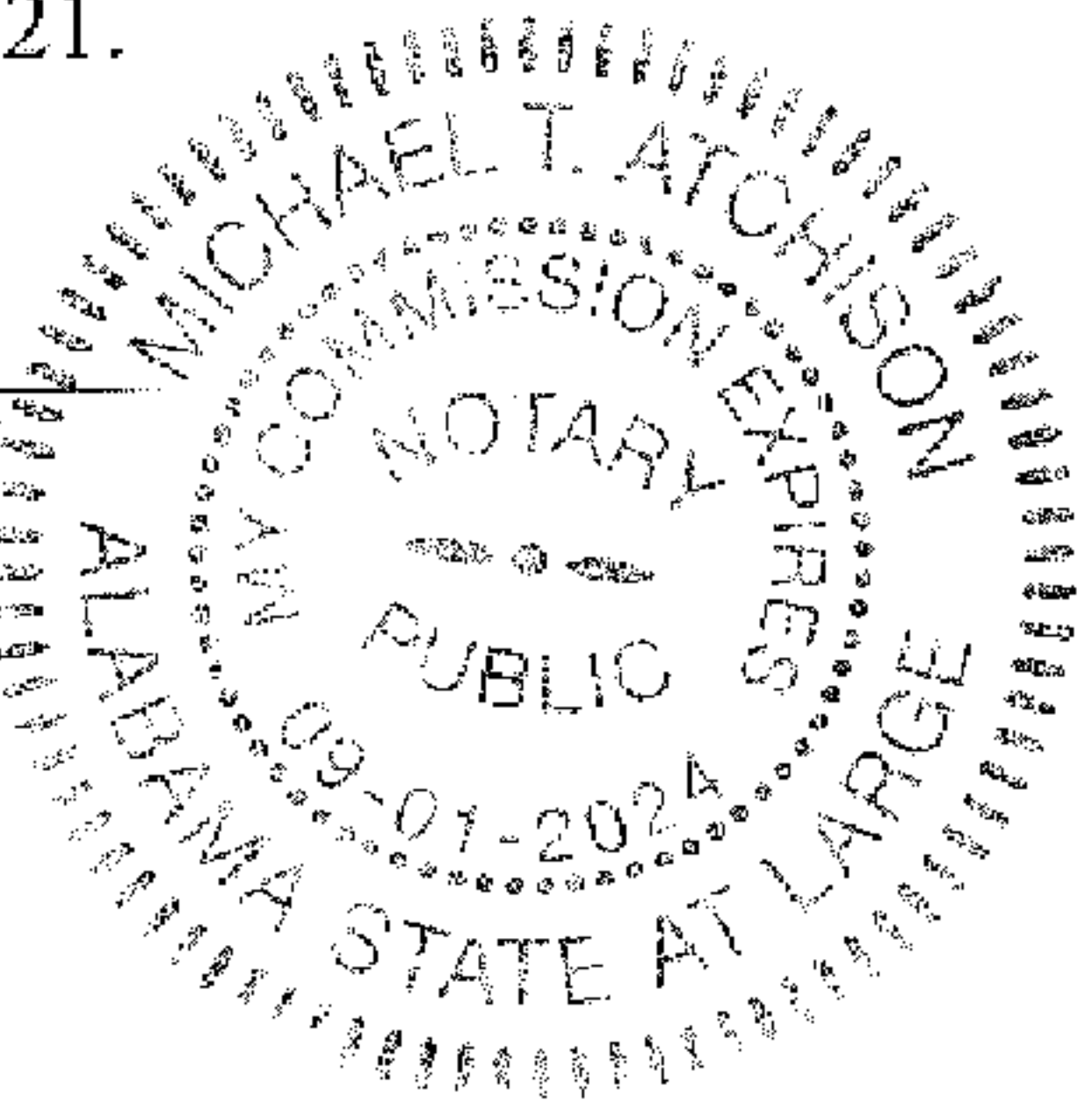


EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 10, Township 21 South, Range 2 West, Shelby County, Alabama; thence N89°59'27"W for a distance of 590.23'; thence S00°05'52"E for a distance of 75.46' to the Southerly R.O.W. line of Mankin Lane and the POINT OF BEGINNING; thence continue S00°05'52"E and leaving said R.O.W. line for a distance of 1163.52' to the North line of a 30' Ingress/Egress & Utility Easement, (all further calls will be along said North line of easement until otherwise noted); to a curve to the right, having a radius of 780.00', and subtended by a chord bearing of N84°39'19"E, and a chord distance of 73.11'; thence along the arc of said curve for a distance of 73.14'; thence N87°20'29"E for a distance of 96.43' to a curve to the left, having a radius of 530.00', and subtended by a chord bearing of N85°47'12"E, and a chord distance of 28.76'; thence along the arc of said curve for a distance of 28.76'; thence N84°13'54"E for a distance of 127.13' to a curve to the right, having a radius of 730.00', and subtended by a chord bearing of N88°25'53"E, and a chord distance of 106.92'; thence along the arc of said curve for a distance of 107.01'; thence S87°22'08"E for a distance of 115.11' to a curve to the left, having a radius of 45.00', and subtended by a chord bearing of N51°55'58"E, and a chord distance of 58.69'; thence along the arc of said curve for a distance of 63.93'; thence N11°14'04"E for a distance of 106.95' to a curve to the right, having a radius of 130.00', and subtended by a chord bearing of N23°20'43"E, and a chord distance of 54.55'; thence along the arc of said curve and for a distance of 54.86'; thence N35°27'22"E for a distance of 42.23' to a curve to the right, having a radius of 205.00', and subtended by a chord bearing of N49°57'48"E, and a chord distance of 102.71'; thence along the arc of said curve for a distance of 103.81'; thence N84°28'15"E for a distance of 19.37'; to a curve to the right, having a radius of 150.00', and subtended by a chord bearing of N78°41'41"E, and a chord distance of 73.71'; thence along the arc of said curve for a distance of 74.48'; thence S87°04'52"E for a distance of 68.41' to a curve to the left, having a radius of 170.00', and subtended by a chord bearing of N77°38'33"E, and a chord distance of 68.15'; thence along the arc of said curve for a distance of 68.63'; thence N00°10'08"E and leaving said north line of 30' Easement for a distance of 819.23' to the Southerly R.O.W. line of Mankin Lane; thence S89°40'53"W and along said R.O.W. line for a distance of 965.98' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 30' Ingress/Egress & Utility Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 10, Township 21 South, Range 2 West, Shelby County, Alabama; thence N89°59'27"W for a distance of 590.23'; thence S00°05'52"E for a distance of 75.46' to the Southerly R.O.W. line of Mankin Lane; thence continue S00°05'52"E and leaving said R.O.W. line for a distance of 1178.57' to the POINT OF BEGINNING OF SAID CENTERLINE to a curve to the right, having a radius of 765.00', and subtended by a chord bearing of N84°34'37"E, and a chord distance of 73.79'; thence along the arc of said curve for a distance of 73.82'; thence N87°20'29"E for a distance of 96.43' to a curve to the left, having a radius of 545.00', and subtended by a chord bearing of N85°47'12"E, and a chord distance of 28.57'; thence along the arc of said curve for a distance of 28.58'; thence N84°13'54"E for a distance of 127.13' to a curve to the right, having a radius of 715.00', and subtended by a chord bearing of N88°25'53"E, and a chord distance of 104.72'; thence along the arc of said curve for a distance of 104.82'; thence S87°22'08"E for a distance of 115.11' to a curve to the left, having a radius of 50.00', and subtended by a chord bearing of N51°55'58"E, and a chord distance of 78.25'; thence along the arc of said curve for a distance of 85.24'; thence N 11°14'04" E for a distance of 106.95'; to a curve to the right, having a radius of 115.00', and subtended by a chord bearing of N23°20'43"E, and a chord distance of 48.25'; thence along the arc of said curve for a distance of 48.62'; thence N35°27'22"E for a distance of 42.23' to a curve to the right, having a radius of 190.00', and subtended by a chord bearing of N49°57'48"E, and a chord distance of 95.19'; thence along the arc of said curve for a distance of 96.22'; thence N84°28'15"E for a distance of 19.37' to a curve to the right, having a radius of 135.00', and subtended by a chord bearing of N78°41'41"E, and a chord distance of 68.34'; thence along the arc of said curve for a distance of 67.03'; thence S87°04'52"E for a distance of 65.25' to a curve to the left, having a radius of 185.00', and subtended by a chord bearing of N78°45'16"E, and a chord distance of 69.14'; thence along the arc of said curve for a distance of 69.54' to the POINT OF ENDING OF SAID CENTERLINE.

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>P & M Corporation</u> | Grantee's Name | <u>Christina P. Killcreas</u> |
| Mailing Address | <u>2510 College St SE</u> <u>Decatur Ala 35608</u> | Mailing Address | <u>404 West Main St</u> <u>Starkville MS</u> <u>39759</u> |
| Property Address | <u>Acrylic</u> <u>Sec 10212W</u> | Date of Sale | <u>30 Sept 2021</u> |
| | | Total Purchase Price | \$ _____ |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ 113,500.00 |

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)

| | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other tax value |
| <input 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).

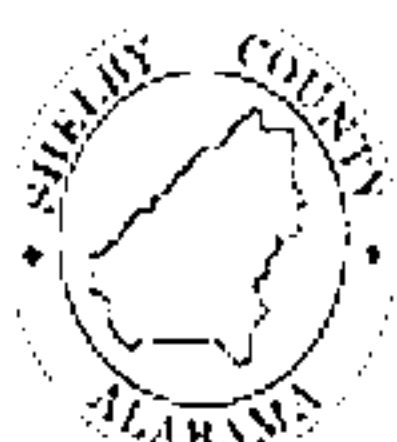
Date 30 Sept 2021Print Ann Heather Ford

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 02:59:48 PM
\$141.50 CHERRY
20210930000478630

Ann S. Byrd

Form RT-1