

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: HEIDI F. KAISER AS TRUSTEE OF THE
HEIDI F. KAISER INTERVIVOS TRUST
DATED JULY 14, 2010
590 Hwy 56
Wilsonville AL 35186

File No.: S-14-21505

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Nine Thousand Dollars and No Cents (\$329,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Clarence H. Baldwin**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **HEIDI F. KAISER AS TRUSTEE OF THE HEIDI F. KAISER INTERVIVOS TRUST DATED JULY 14, 2010**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Charles H. Baldwin's spouse maintains a seperate homestead.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of July, 2014.

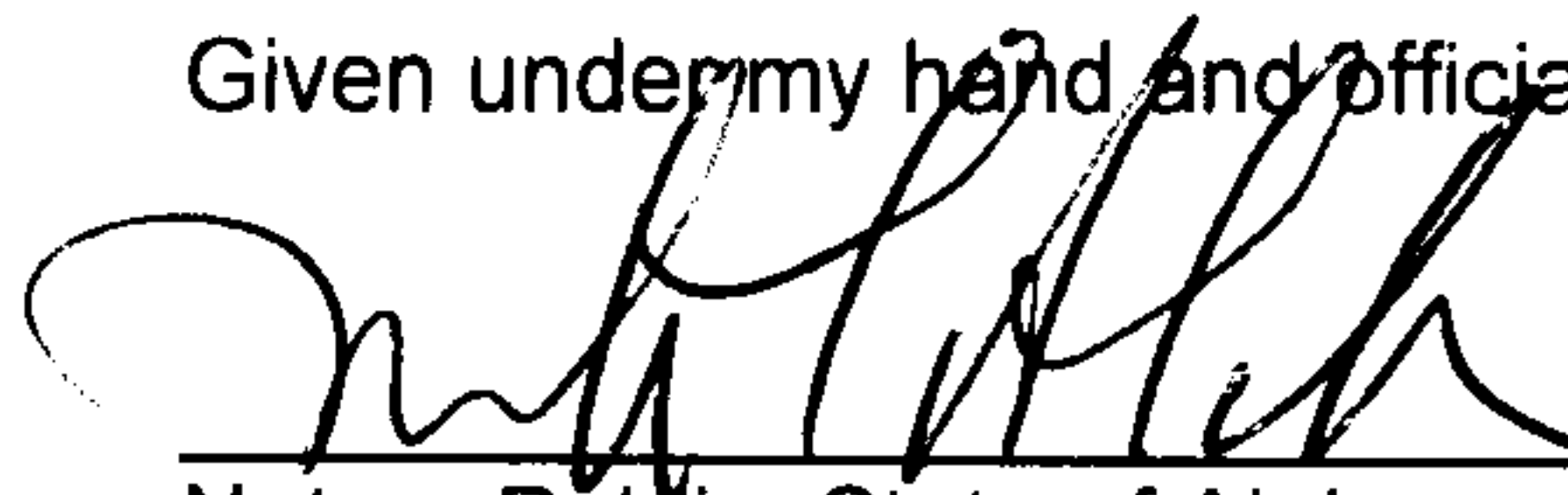

Clarence H. Baldwin

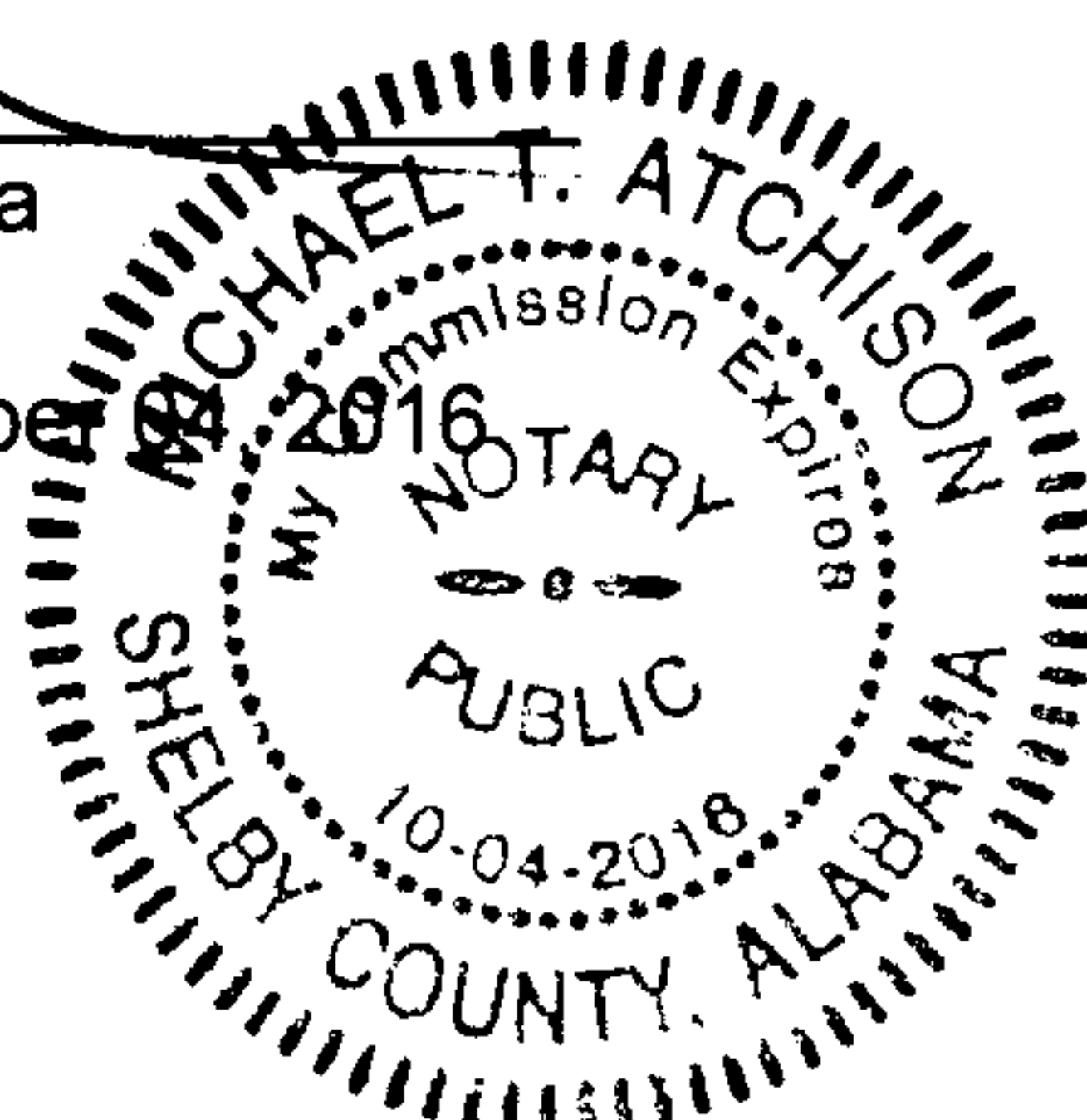
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Clarence H. Baldwin, 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 this the 25th day of July, 2014.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 10, 2016



Shelby County, AL 07/29/2014
State of Alabama
Deed Tax: \$329.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 29 South, Range 1 East; thence run North along the West line of the NW 1/4 of the SE 1/4 for 452.25 feet to the point of beginning; thence continue North along the West line for 837.42 feet to the South R/W of Shelby County Road 56; thence turn an angle to the right of 89 degrees 47 minutes 40 seconds and run East along the South R/W for 538.37 feet; thence turn an angle to the right of 85 degrees 53 minutes 06 seconds and run Southeast for 186.35 feet; thence turn an angle to the left of 76 degrees 51 minutes 54 seconds and run Southeast for 208.61 feet; thence turn an angle to the right of 113 degrees 21 minutes 44 seconds and run Southwest for 348.53 feet; thence turn an angle to the right of 08 degrees 29 minutes 13 seconds and run Southwest for 255.07 feet; thence turn an angle to the right of 31 degrees 13 minutes 08 seconds and run Southwest for 427.96 feet to the point of beginning.

According to the survey of Steven H. Gay, dated July 22, 2014.


20140729000232510 2/3 \$349.00
Shelby Cnty Judge of Probate, AL
07/29/2014 08:27:03 AM FILED/CERT

WReal Estate Sales Validation Form

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

Grantor's Name Clarence H. Baldwin

Grantee's Name HEIDI F. KAISER AS TRUSTEE OF
THE HEIDI F. KAISER INTERVIVOS
TRUST DATED JULY 14, 2010

Mailing Address

590 Hwy 56
Wilsonville AL 35186

Mailing Address

590 Hwy 56
Wilsonville AL 35186

Property Address

590 Highway 56
Wilsonville, AL 35186

Date of Sale July 25, 2014

Total Purchase Price \$329,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 of 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).

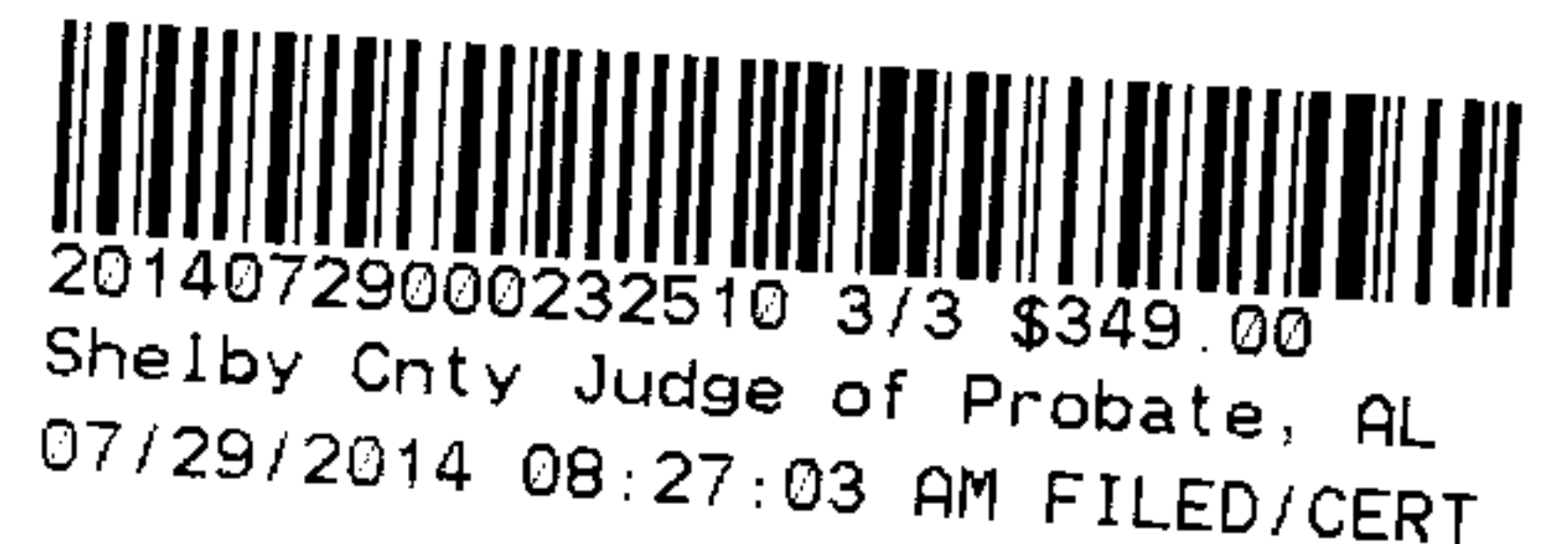
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 24, 2014

Print

Sign

Unattested



Form RT-1