This instrument was prepared by: Wallace, Ellis, Fowler, Head & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to: Darlene Kyser 436 Highway 83 Harpersville, AL 35078

WARRANTY DEED STATE OF ALABAMA) **CHILTON COUNTY** 

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One no/00 Dollars (\$1.00) and division of Estate Property, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Darlene Barber Kyser, unmarried, individually and as personal representative of the Estate of Maxine Barber, deceased, Shelby County Probate Court, Case No. PR-2007-000507; Rebecca Ann Hopson, married; Kathy Regina Barber, unmarried, individually and as personal representative of the Estate of Randy Earl Barber, deceased, Shelby County Probate Court, Case No. PR-2008-000029; and, Wendy Nicole Mathis, married (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Darlene Kyser, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## PARCEL #7

From a 5/8 " rebar at the N.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the North boundary of said NW 1/4 - SE 1/4 for a distance of 679.46 feet to a ½" rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 339.73 feet to a ½" rebar that is 339.73 feet East of a #60 common nail at the N.W. corner of said NW 1/4 - SE1/4; thence turn 90 deg. 25 min. 11 sec. left and run a distance of 774.28 feet to a ½" rebar; thence turn 103 deg. 04 min. 51 sec. left and run a distance of 348.16 feet to a ½" rebar; thence turn 76 deg. 52 min. 06 sec. left and run a distance of 665.99 feet to the Point of Beginning of herein described parcel of land, containing 5.51 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:

## EASEMENT "B"

From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 577.21 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for ingress and egress; thence turn 109 deg. 41 min. 13 sec. right and run a distance of 43.91 feet along said easement centerline to a point; thence turn 04 deg. 07 min. 15 sec. left and run a distance of 137.72 feet along said easement centerline to a point; thence turn 00 deg. 23 min. 46 sec. left and run a distance of 101.02 feet along said easement centerline to a point; thence turn 03 deg. 24 min. 30 sec. right and run a distance of 91.66 feet along said easement centerline to a point; thence turn 04 deg. 42 min. 10 sec. right and run a distance of 175.53 feet along said easement centerline to a point; thence turn 08 deg. 15 min. 24 sec. left and run a distance of 155.44 feet along said easement centerline to a point; thence turn 16 deg. 19 min. 05 sec. right and run a distance of 153.18 feet along said easement centerline to a point; thence turn 05 deg. 44 min. 19 sec. right and run a distance of 234.90 feet along said easement centerline to a point of termination.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

> 20141110000354560 1/4 \$30.00 Shelby Cnty Judge of Probate, AL

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IN WITNESS November	WHEREOF, I have hereunto set my hand and seal this 300, 2014.	day of
	Darlene Barber Kyser, individually and as Personal Representative of the Estate of Maxine Ba Deceased, Case No. PR-2007-000507	arber,

Rebecca Ann Hopson Kathy Regina Barber, individually and as

Barber, Deceased, Case No. PR-2008-000029

Personal Representative of the Estate of Randy Earl

STATE OF ALABAMA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darlene Barber Kyser, whose name individually and as Personal Representative of the Estate of Maxine Barber, deceased, Case No. PR-2007-000507, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Wendy Nicole Mathis

Given under my hand and official seal this 3rd day of November, 2014.

My Commission Expires:\_\_

STATE OF ALABAMA COUNTY OF SIFER

COUNTY OF SHEUBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rebecca Ann Hopson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this  $3^{rd}$  day of  $\sqrt{6}$  ve wher, 2014.

My Commission Expires: 9/12/15

Motary Public Surface

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## STATE OF ALABAMA COUNTY OF SHOLK

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Regina Barber, whose name individually and as Personal Representative of the Estate of Randy Earl Barber, deceased, Case No. PR-2008-000029, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2014.

My Commission Expires: 9/12/15

Notary Public

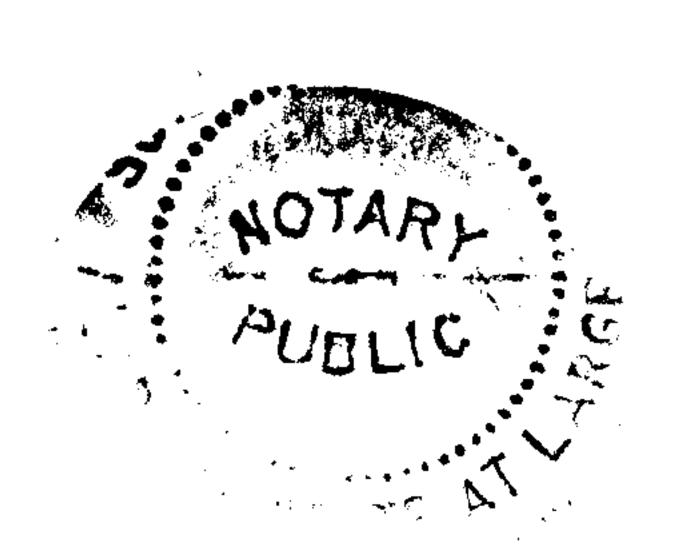
STATE OF ALABAMA
COUNTY OF Hous to

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wendy Nicole Mathis, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this  $29^{+k}$  day of Otober, 2014.

Notary Public

My Commission Expires: 4-25-16



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## 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>Darlene Barber Kyser</u> Mailing Address <u>436 Hwy 83</u> <u>Harpersville, AL 35078</u>	Grantee's Name: Estate of Maxine Barber  Mailing Address: 436 Hwy 83  Harpersville, AL 35078
Property Address: 436 Hwy 83  Harpersville, AL 35078	Date of Sale //- 3 - 1 4  Total Purchase Price \$ or
	Actual Value \$
The purchase price or actual value claimed on this one) (Recordation of documentary evidence is not	Assessor's Market Value \$\frac{77,571.00}{17,571.00} form can be verified in the following documentary evidence: (check required)
Bill of SaleSales ContractClosing Statement	Appraisal xOther - Tax ASsessor's office
If the conveyance document presented for recordation of this form is not required.	ion contains all of the required information referenced above, the filing
Grantor's name and mailing address - provide the name of the	Instructions 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 co	nveyed, if available.
Date of Sale - the date on which interest to the property was co	nveyed.
Total purchase price - the total amount paid for the purchase of record.	the property, both real and personal, being conveyed by the instrument offered for
Actual value - if the property is not being sold, the true value o record. This may be evidenced by an appraisal conducted by a	f the property, both real and personal, being conveyed by the instrument offered for licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the condetermined by the local official charged with the responsibility penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).	urrent estimate of fair market value, excluding current use valuation, of the property as of valuing property for property tax purposes will be used and the taxpayer will be
statements claimed on this form may result in the imposition of	
Date 11-3-14 Sign Granton	Grantee/Owner/Agent) circle one
PrintPar	lene Barbor Kysor
Unattested(Ve	erified by)
Form RT-1	

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