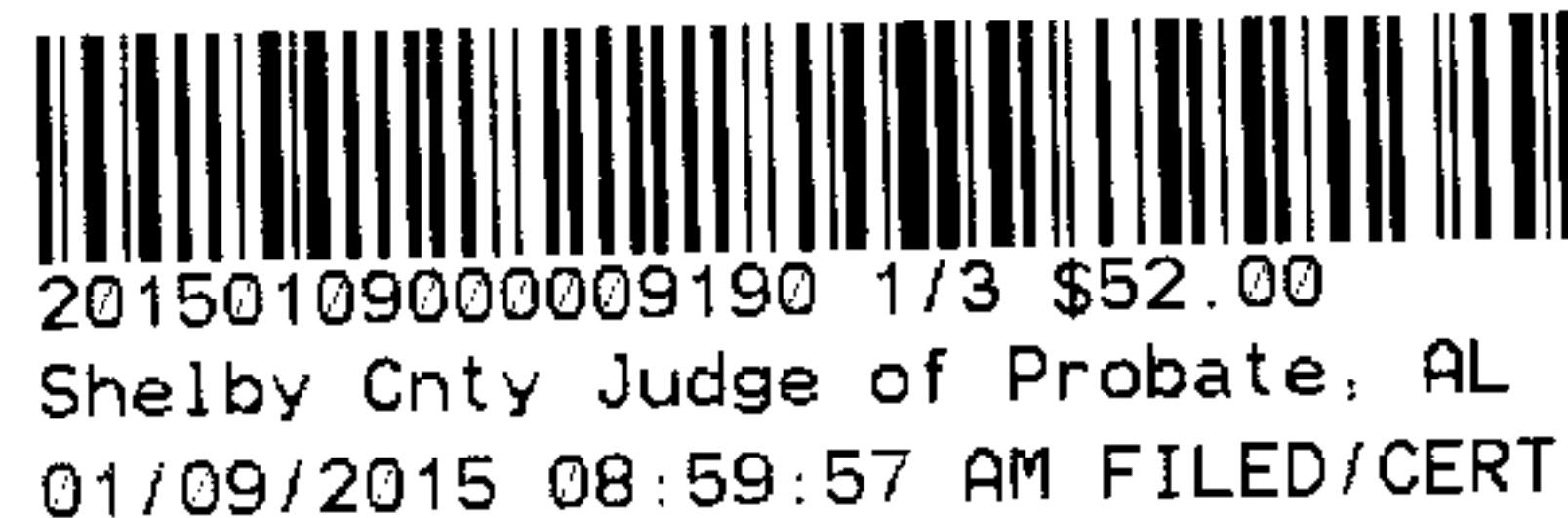


This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Christopher B. Kerney
(Address) 11590 Crow Hill Dr.
Parker, CO 80134



WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,
Willie Lois Arrington and husband, P.J. Thomas

(herein referred to as grantors) do grant, bargain, sell and convey unto

Christopher B. Kerney

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

A parcel of land lying in the SW1/4; NW1/4 and the SE1/4; NW1/4; Sec. 1; T21S; R3W, being all the land described in the deed found recorded
in Vol. 137, page 347 in the Office of the Judge of Probate of Shelby County, Alabama and a tract of land lying east of and running along the east
boundary of said parcel, both being incorporated into one lot and more particularly described as follows:

Starting at the northeast corner of said SW1/4; NW1/4; Sec. 1; T21S; R3W, which is the point of beginning, run westerly a distance of 213 feet to
an iron marker on an established property line. Thence turn an angle of 106 degrees-45 minutes to the left and run southeasterly along said
established property line a distance of 252 feet to a concrete pedestal on the northwest R/W line of the Viceville Road. Thence turn 106 degrees-
03 minutes to the left and run northeasterly a distance of 115.8 feet to an iron marker on said northwest R/W line of said Viceville Road. Thence
turn 38 degrees-22 minutes to the left and run northeasterly a distance of 169.7 feet to an iron marker. Thence run northwesterly 27.1 feet to the
point of beginning.

Said parcel of land lies in the said SW1/4; NW1/4 and the SE1/4; NW1/4; Sec. 1; T21S; R3W, and contains 0.9 acres, more or less.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.

This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.

Subject to applicable zoning and sub-division regulations.

Subject to mineral and mining rights, if any.

None of the herein conveyed property constitutes any of the homestead property of any of the grantees.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEE, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of
said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of
December, 2014.

WITNESS

Willie Lois Arrington (Seal) P.J. Thomas (Seal)

____ (Seal) _____ (Seal)



20150109000009190 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
01/09/2015 08:59:57 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Willie Lois Arrington, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2014.

Laurie A. Walden
Notary Public

07/08/2017
My Commission Expires:

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that P.J. Thomas, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2014.

Laurie A. Walden
Notary Public

07/08/2017
My Commission Expires:

Real Estate Sales Validation Form

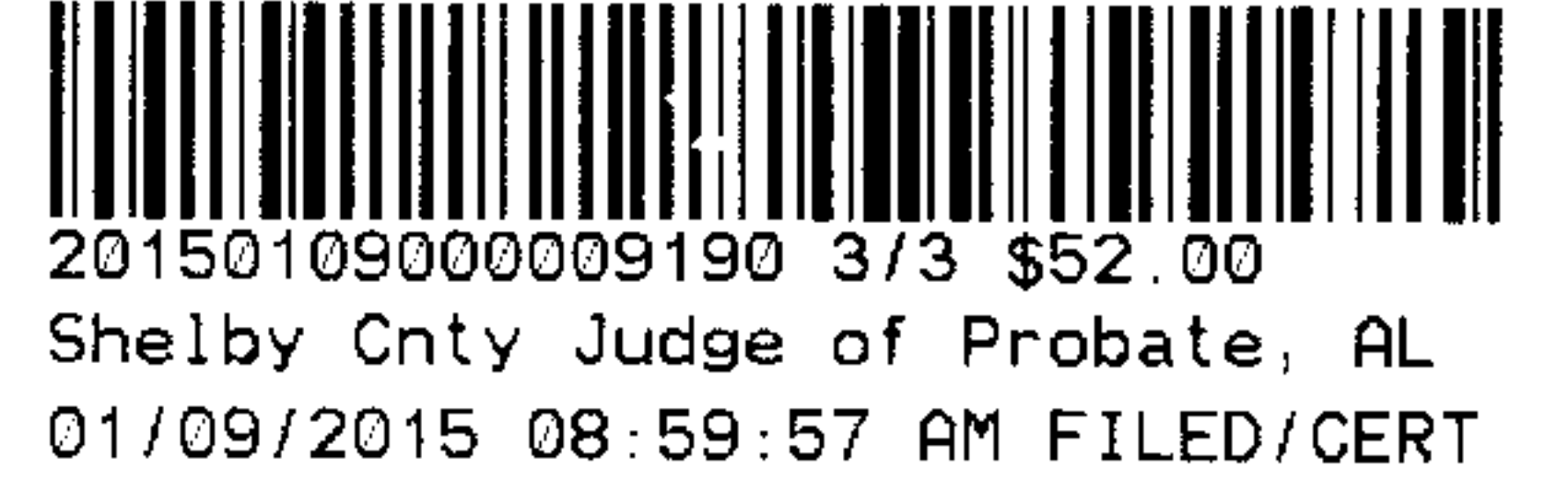
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Willie Lois Arrington
Mailing Address PO Box 284
Alabaster, AL
35007

Grantee's Name Christopher B. Kerney
Mailing Address 11590 Crow Hill Drive
Parker CO 80134

Property Address 285 5th Avenue SE
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 31,520



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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 1/9/2015 Print Christopher B. Kerney
☒ Unattested Loren Madsen Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one