



20160921000344020 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
09/21/2016 08:50:45 AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Western REI, LLC
3360 Davey Allison Blvd
Hueytown, AL 35023

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Sixty-Five Thousand and no/100 Dollars (\$65,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **SHERRY TURNBULL as Conservator of The Estate of Terry Hugh Kemp, an incapacitated person, Probate Case # PR 2013-000057** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **WESTERN REI, LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TERRY HUGH KEMP IS ONE AND THE SAME PERSON AS TERRY H. KEMP

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 15th day of September, 2016.

Shelby County, AL 09/21/2016
State of Alabama
Deed Tax: \$65.00

**SHERRY TURNBULL as Conservator of
The Estate of Terry Hugh Kemp, an
incapacitated person, Probate Case #
PR 2013-000057**

STATE OF ALABAMA COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **SHERRY TURNBULL as Conservator of The Estate of Terry Hugh Kemp, an incapacitated person, Probate Case # PR 2013-000057**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such Conservator and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 15th day of September, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"



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Parcel I

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along said Section line 281.40 feet to the point of beginning of the property, parcel one, being described, thence turn 21 degrees 54 minutes 52 seconds left and run Northeasterly 359.58 degrees to a point, thence turn 68 degrees 05 minutes 08 seconds left and run Northerly 155.16 feet to a point, thence turn 119 degrees 57 minutes 0 seconds left and run 460.40 feet to a point on the waters edge of Reed Creek Slough of Lay Lake, thence turn 111 degrees 03 minutes 0 seconds left and run along the water line contour a chord distance of 92.59 feet to the point of beginning.

Parcel II

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the North line of said section a distance of 281.40 feet to a concrete monument corner and the point of beginning of the property being described; thence turn 43 degrees 43 minutes 08 seconds right and run Southeasterly along the water line of lay lake 50.0 feet to a rebar corner; thence turn 72 degrees 02 minutes 10 seconds left and run 617.08 feet to a steel rebar corner; thence turn 106 degrees 43 minutes 56 seconds left and run 24.00 feet to a steel rebar corner; thence turn 71 degrees 01 minutes 04 seconds left and run 626.07 feet to the point of beginning.

PARCEL NUMBER: 33-6-24-0-001-007.006

Real Estate Sales Validation Form

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

Grantor's Name Terry Hugh Kemp
Mailing Address
609 Park Lake Cr
Helena, AL 35080

Grantee's Name Western REI, LLC
Mailing Address
3360 Davey Allison Blvd
Hueytown, AL 35023

Property Address 155 Reed Creek Lane
Shelby, AL 35143

Date of Sale 09/15/2016
Total Purchase Price \$ 65,000.00
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
X Sales Contract
X Closing Statement
Appraisal
Other
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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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one