


Shelby County, AL 03/24/2017
State of Alabama
Deed Tax \$187.00

SEND TAX NOTICE TO:
Mr. Jack Kidd
4 Deerwood
Shoal Creek, AL 35242

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20170324000099680 1/3 \$208.00
Shelby Cnty Judge of Probate, AL
03/24/2017 01:49:45 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jack W. Kidd, Partner, Eastwood Mini Storage Company, a General Partnership** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jack W. Kidd** (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"

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

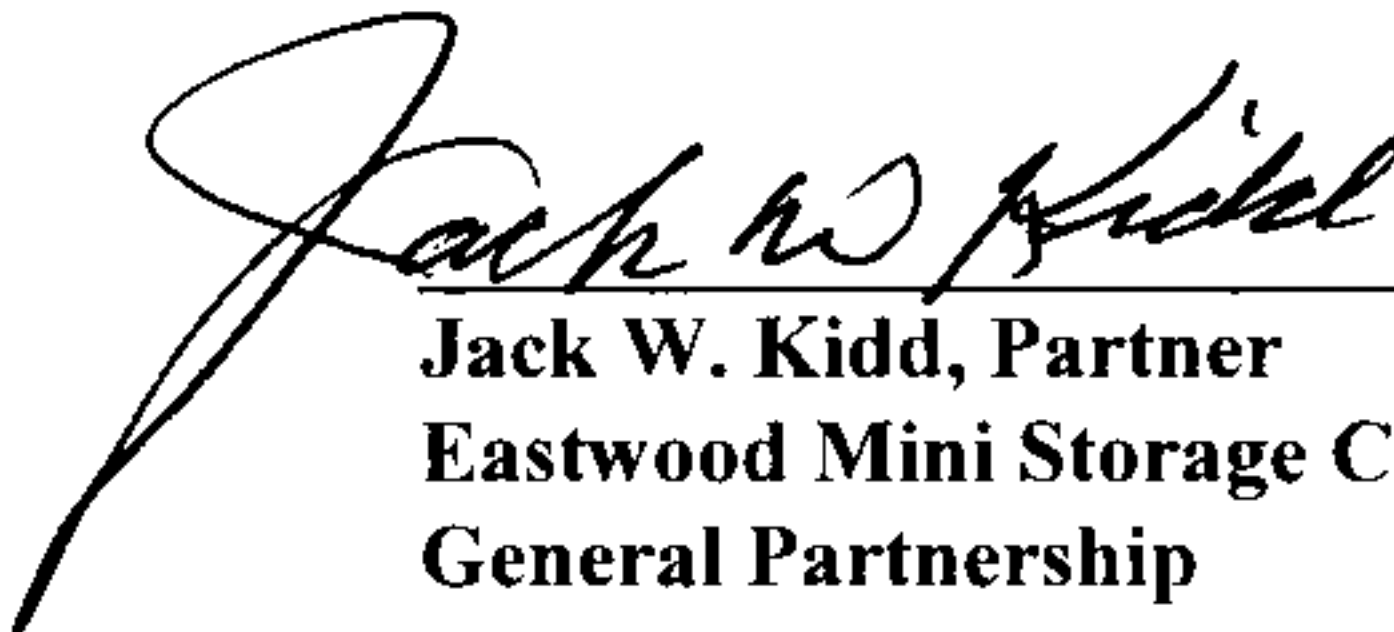
This is not the homestead of the Grantor.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of March, 2017.




**Jack W. Kidd, Partner
Eastwood Mini Storage Company, a
General Partnership**

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Jack W. Kidd, Partner, Eastwood Mini Storage Company, a General Partnership**, 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 20th day of March, 2017.



Notary Public
My Commission Expires: 10-26-2019

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 86°45' East along the north line of said 1/4-1/4 section for a distance of 334.78 feet to an iron pin found; thence run South 71°30'22" East for a distance of 99.32 feet to an iron pin found; thence run South 23°58'27" West for a distance of 260.73 feet to an iron pin found and the point of beginning of the parcel herein described; thence run South 71°21'58" East for a distance of 261.46 feet to an iron pin found; thence run South 23°55'20" West for a distance of 14.31 feet to an iron pin found; thence run South 71°24'36" East for a distance of 261.73 feet to an iron pin found; thence run South 24°50'46" West for a distance of 227.70 feet to an iron pin found; thence run South 26°37'20" West for a distance of 217.61 feet to an iron pin found and to a branch which is the boundary of subject parcel and is described by the following calls: thence run North 42°03'22" West along said branch for a distance of 69.94 feet; thence run North 43°15'46" West along said branch for a distance of 49.94 feet; thence run North 64°25'39" West along said branch for a distance of 70.57 feet; thence run North 36°41'57" West along said branch for a distance of 71.43 feet; thence run North 78°03'34" West along said branch for a distance of 97.24 feet; thence run North 74°40'44" West along said branch for a distance of 40.59 feet; thence run North 64°31'26" West along said branch for a distance of 39.79 feet; thence run North 04°29'33" West along said branch for a distance of 25.76 feet; thence run North 20°57'25" West along said branch for a distance of 33.81 feet; thence run North 12°41'06" West along said branch for a distance of 25.78 feet; thence run North 85°11'10" West along said branch for a distance of 58.85 feet; thence run North 58°15'32" West along said branch for a distance of 42.97 feet to a point of intersection on the easterly right of way line of U. S. Highway No. 280 (right of way width varies), said point being on a nontangent curve to the left having a central angle of 00°43'37", a radius of 2944.79 feet, and a chord of 37.36 feet which bears North 22°46'26" West; thence leaving said branch run northwesterly along said right of way line and along the arc of said curve for a distance of 37.36 feet to the intersection of said right of way line with the northwesterly edge of a paved road; thence leaving said easterly right of way line run North 60°07'24" East along the northwesterly edge of said paved road for a distance of 40.19 feet; thence run North 45°18'20" East along the northwesterly edge of said paved road for a distance of 58.46 feet; thence run North 35°24'49" East along the northwesterly edge of said paved road for a distance of 60.23 feet; thence run North 32°13'31" East along the northwesterly edge of said paved road for a distance of 147.20 feet to an iron pin found and the point of beginning.

20170324000099680 2/3 \$208.00
Shelby Cnty Judge of Probate, AL
03/24/2017 01:49:45 PM FILED/CERT

Real Estate Sales Validation Form

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

Jack W. Kidd, Partner,

Grantor's Name

Eastwood Mini Storage Company

Grantee's Name

Jack W. Kidd

Mailing Address

2513 Rocky Ridge Road

Mailing Address

4 Deerwood

Birmingham, AL 35243

Shoal Creek, AL 35242

Property Address

2609 18th Street S

Birmingham, AL 35209

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 186,530

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 Tax Assessor Notice

☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 3.22.17

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20170324000099680 3/3 \$208.00
Shelby Cnty Judge of Probate, AL
03/24/2017 01:49:45 PM FILED/CERT