

This instrument was prepared by:
Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Janice Key
990 Hwy 9
Wilsonville, AL 35186

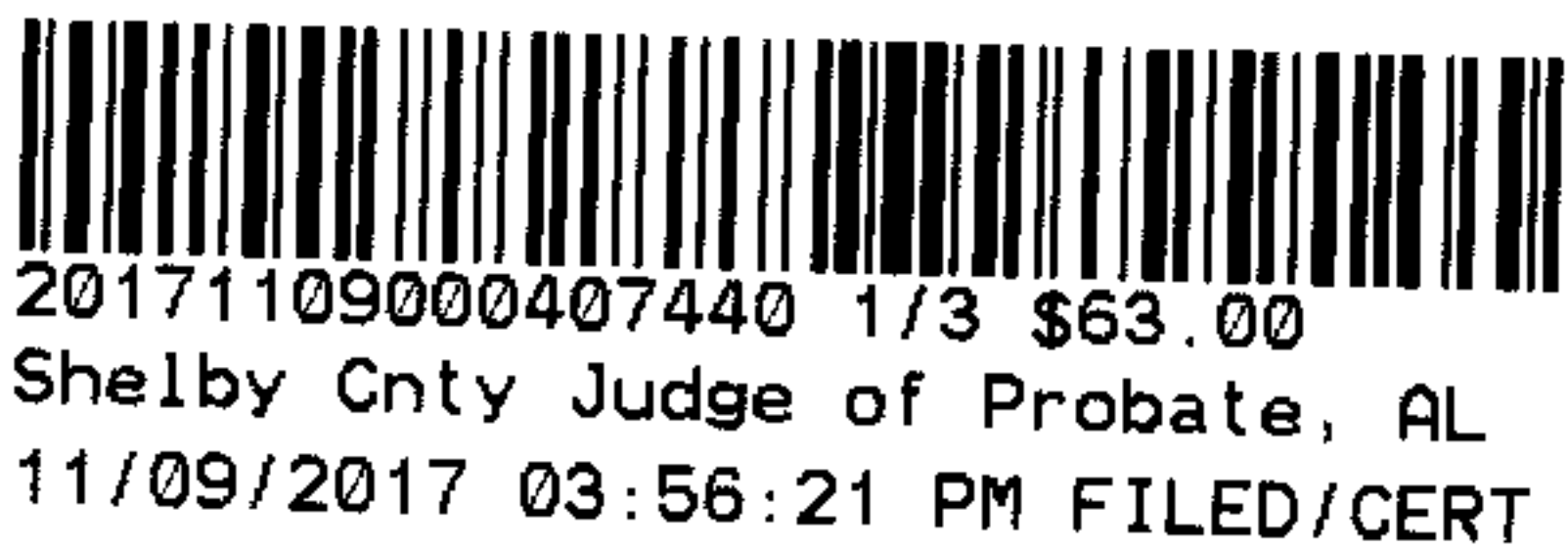
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Janice C. Key, an unmarried widow

grant, bargain, sell and convey unto



Sandra Parson, Cathy L. Jowers, Stephanie K. Key, and Jamie L. Key

the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

JANICE KEY AND JANICE C. KEY ARE ONE AND THE SAME PERSON.

JANICE C. KEY IS THE SURVIVING GRANTEE IN THOSE CERTAIN DEEDS RECORDED IN DEED BOOK 237, PAGE 639, AND INSTRUMENT #1998-38219, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, JAMES A. KEY A/K/A JAMES ARLEY KEY, HAVING DIED ON OR ABOUT THE 18th DAY OF JUNE, 1999.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of November, 2017.

Janice C Key
JANICE C. KEY

Shelby County, AL 11/09/2017
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JANICE C. KEY, 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 31st day of November, 2017.

Janet Parson
Notary Public

My Commission Expires: 10/5/2020

EXHIBIT "A"
LEGAL DESCIPTON

Begin at the SW corner of SW ¼ of SW ¼, Section 11, Township 21, Range 1 East, and run Easterly along the South boundary of said Quarter-Quarter Section 531 feet to a point; thence turn an angle of 90 degrees left and run thence northerly and parallel with the West boundary of said Quarter-Quarter Section 205 feet to a point; thence turn an angle of 90 degrees to the left and run thence Westerly, parallel with the South boundary of said Quarter-Quarter Section 531 feet to the West boundary of said Quarter-Quarter Section; thence Southerly, along the West boundary of said Quarter-Quarter Section 205 feet to point of beginning.

A parcel of land in the Southeast Quarter of Section 11, Township 21 South, Range 1 East:
PARCEL B:

Commencing at an iron bar, found, at the Southwest corner of said Section 11; thence North 00 degrees 07 minutes 16 seconds West, along the West line of said Section 11, a distance of 506.47 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence North 00 degrees 07 minutes 16 seconds West a distance of 710.45 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 50 minutes 31 seconds East, a distance of 2689.86 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 00 degrees 30 minutes 05 seconds East, a distance of 1210.88 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the South Quarter corner of Section 11; thence South 88 degrees 42 minutes 59 seconds West, a distance of 2167.01 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 degrees 07 minutes 16 seconds West, a distance of 506.47 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 88 degrees 42 minutes 59 seconds West, a distance of 531.00 feet to the point of beginning.



20171109000407440 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/09/2017 03:56:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Janice C Key
Mailing Address 990 Hwy 9
Wilsonville, AZ
35184

Grantee's Name Sandra Purso
Mailing Address c/o Janice C Key
990 Hwy 9
Wilsonville, AZ 35184

Property Address 990 Hwy 9
Wilsonville AZ
35184

Date of Sale 11/3/17
Total Purchase Price \$ 40,000.00
Or
Actual Value \$ _____
Or
Assessors 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



20171109000407440 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/09/2017 03:56:21 PM FILED/CERT

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Janice C Key

____ Unattested _____
(verified by)

Sign Janice C Key
(Grantor/Grantee/Owner/Agent) circle one
✓