

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was provided by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Jeff Kendrick or Paul Kendrick**  
**PO BOX 438**  
**Wilsonville AL 35166**

**WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **SIXTY SIX THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$66,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Glenn Kendrick, a married man**

**(herein referred to as grantor)** grant, bargain , sell and convey unto,

**Jeffrey Lyle Kendrick and Paul Glenn Kendrick**

**(herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

Subject to all easements, restrictions and rights-of-way of record.


Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record. Grantor herein reserves a LIFE ESTATE in and to the above described property. Property constitutes no part of the homestead of the Grantor herein or his spouse.

**\$0.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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.

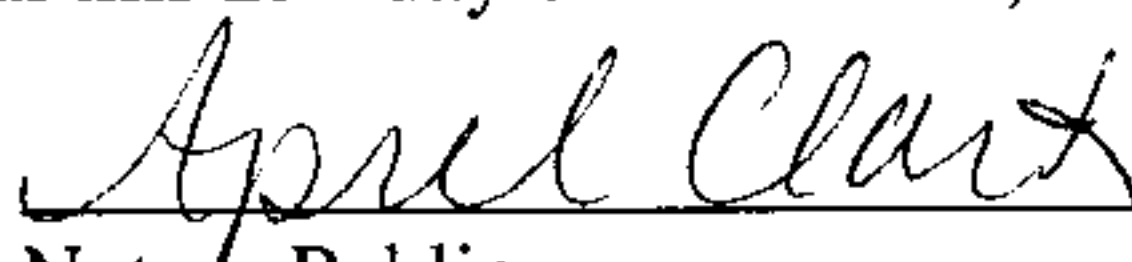
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
**Glenn Kendrick**


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Glenn Kendrick** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 12/13/2017  
State of Alabama  
Deed Tax: \$66.50

  
20171213000444440 1/3 \$87.50  
Shelby Cnty Judge of Probate, AL  
12/13/2017 12:08:53 PM FILED/CERT



**EXHIBIT A – LEGAL DESCRIPTION**

All that part of the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of Section 4, which lies South of the Old Calera Road and the  $SE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of said Section 4, Township 20, Range 1 West, EXCEPT that part previously conveyed to Grantee by deed recorded in Deed Book 286, page 812, in the Probate Records of Shelby County, Alabama, and Less and Except the South 15 acres of the  $SE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of said Section 4. There is also excepted herefrom an easement or right of way for ingress and egress in favor of Carolyn Nivens, her heirs, successors or assigns for ingress and egress to and from that certain property being deeded to the said Carolyn Nivens.

Less and except property previously conveyed.



20171213000444440 2/3 \$87.50  
Shelby Cnty Judge of Probate, AL  
12/13/2017 12:08:53 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 Glenn Kendrick  
Mailing Address 4015 Hwy 39  
Chelsea AL

Grantee's Name Jeffrey Kendrick  
Mailing Address Paul Kendrick  
PO Box 438  
Wilsonville AL 35186

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11-29-17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 66,500.00

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 value  
☐ 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).

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 Mike T. Atchison

Unattested

Sign Mike T. Atchison

ied by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

