

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Sharon D. Kelly Fuhrmeister
P. O. Box 1266
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 DOLLARS (\$10.00)**, **AND to cure title defect** the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Dawson Simmons Kelly Fuhrmeister and Beth B. Arnett, as Trustees of the Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., deceased, Kristy Kelly, unmarried and Mollie Lockett Kelly Thomas, married, as beneficiaries under the Last Will and Testament of Leon F. Kelly, Jr., deceased (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Sharon D. Kelly Fuhrmeister, (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" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes, easements, restrictions, rights of way and permits of record.

Kristy Kelly is the surviving spouse and sole heir at law of Leon F. Kelly, III, who was named as beneficiary under the Last Will and Testament of Leon F. Kelly, Jr.
Leon F. Kelly, III died on or about July 22, 2015.

The foregoing property is not nor every has been the homestead of the individual Grantors or their respective spouses.

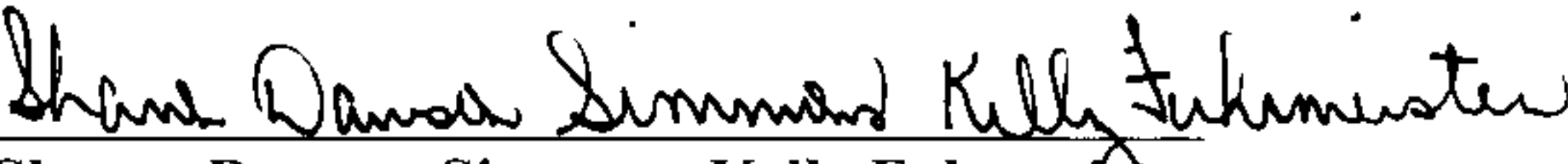
Executed for a nominal consideration to cure title defect.

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 5th day of February, 2018.

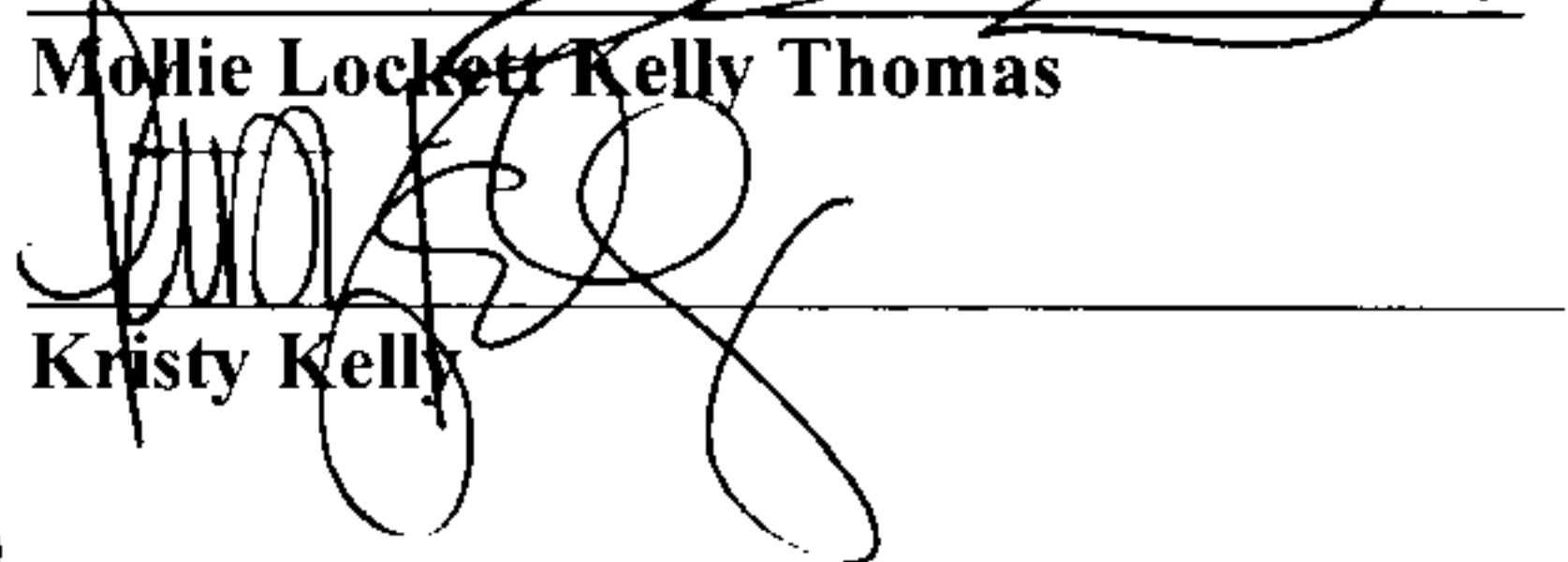
The Marital Trust under the Last Will & Testament of Leon F. Kelly, Jr., deceased


Sharon Dawson Simmons Kelly Fuhrmeister
Its: Trustee


Beth B. Arnett
Its: Trustee

Beneficiaries:


Mollie Lockett Kelly Thomas


Kristy Kelly

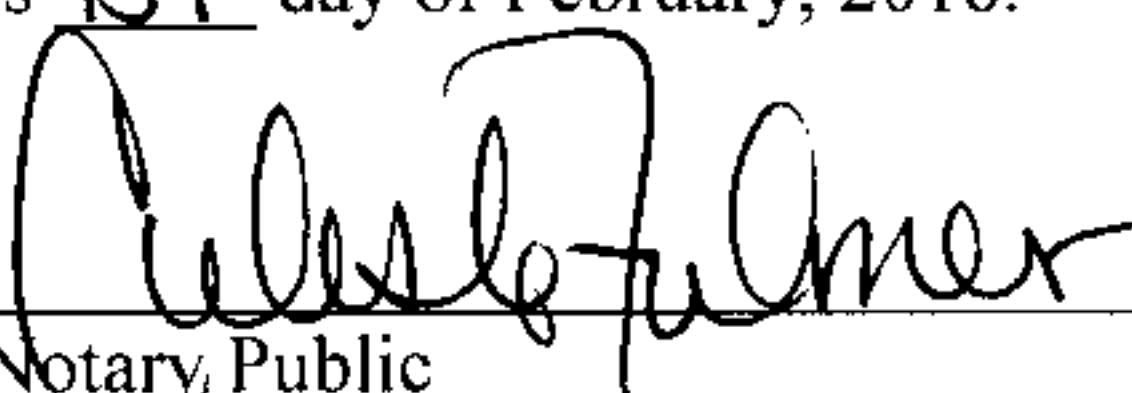

20180205000038750 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/05/2018 03 00 51 PM FILED/CERT

(NOTARY ACKNOWLEDGMENTS ATTACHED)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sharon Dawson Simmons Kelly Fuhrmeister, whose name as Trustee of the Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., Deceased, 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 in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2018.

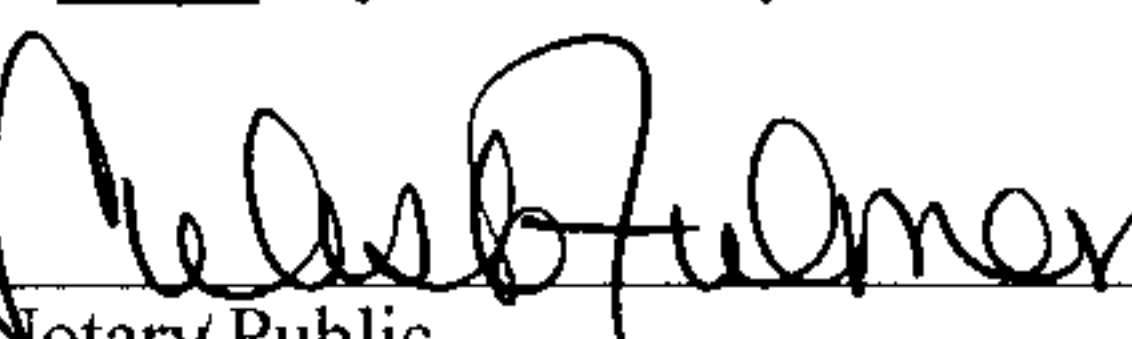

Notary Public

My commission expires: 10-11-20

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Mollie Lockett Kelly 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2018.

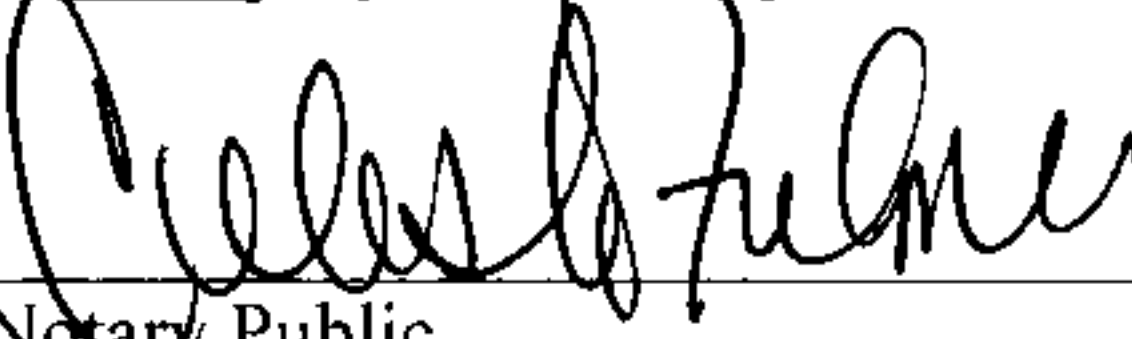

Notary Public

My commission expires: 10-11-20

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kristy Kelly, 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 2nd day of February, 2018.

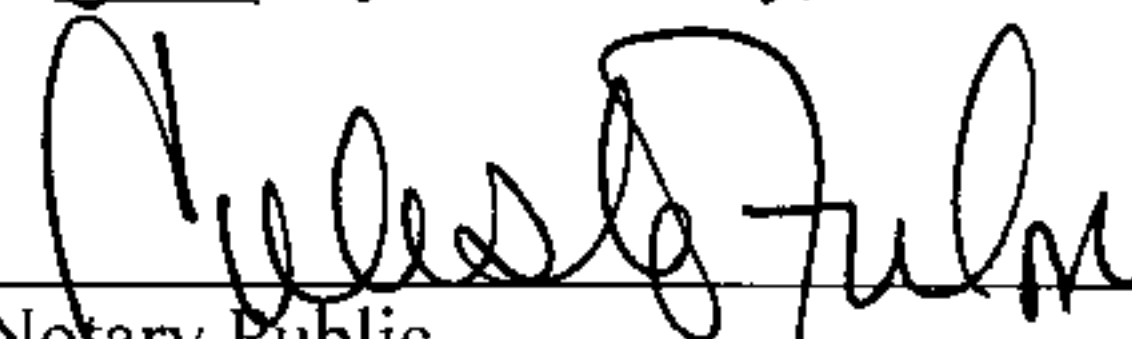

Notary Public

My commission expires: 10-11-20

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Beth B. Arnett, whose name as Trustee of the Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., Deceased, 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 in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2018.


Notary Public

My commission expires: 10-11-20



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel II:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence S01°13';25"W, a distance of 201.94' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 541.89' to the Northerly R.O.W. line of Chelsea Road, 80' R.O.W., thence N43°08'06"W and along said R.O.W. line, a distance of 19.19' to a curve to the left, having a radius of 440.00, a central angle of 08°18'41", and subtended by a chord which bears N47°16'57"W, and a chord distance of 63.77'; thence along the arc of said curve and said R.O.W. line, a distance of 63.83'; thence N51°26'18"W and along said R.O.W. line, a distance of 377.04'; thence N55°44'40"E and leaving said R.O.W. line, a distance of 443.26' to the POINT OF BEGINNING.

Said Parcel containing 2.21 acres, more or less



20180205000038750 3/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/05/2018 03:00:51 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantee's Name: Sharon D. Kelly Fuhrmeister
Mailing Address: P O Box 11266
Columbiana, AL 35051

Date of Sale 2-5-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 9,760.00

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

 Appraisal
 X Other – Warranty Deed to Cure Title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 2-5-18

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one
Print William R. Justice

Unattested

(Verified by)

Form RT-1

