

THE PURPOSE OF THIS DEED IS TO ADD KIM MCCLAIN LEAZURE.
THERE IS NO CONVEYANCE IN THIS DEED.

This instrument was prepared by:
Charles E. Davis, Jr., Esq.
2820 Columbiana Road
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
Hiwhan Kim McLean
142 Cedar Cove Dr
Delham, AL 35124

WARRANTY DEED
(JTWROS)

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

That in consideration of Ten Dollars and 00/100 (\$10.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, she, Hiwhan Kim McLean (married) (hereinafter grantor), does grant, bargain, sell and convey unto Hiwhan Kim McLean and Kim McClain Leazure (hereinafter grantees) as **joint tenants with right of survivorship**, all of my right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

LEGAL
See 'Exhibit A'

No title search was requested or performed in the preparation of this deed.

Property constitutes no part of the homestead of the Grantor or the Grantor's spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, and to the heirs and assigns of said survivor forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of Jan., 2018.

Hiwhan Kim McLean
HIWHAN KIM MCLEAN


20180216000051670 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
02/16/2018 01:38:27 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HIWHAN KIM MCLEAN, 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 30 day of Jan., 2018.

Katelyn Bishop
Notary Public
Commission Expires: June 14, 2020

Shelby County, AL 02/16/2018
State of Alabama
Deed Tax: \$44.50



'EXHIBIT A'

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 2 AND THE NW 1/4 OF SECTION 11, ALL IN TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF ABOVE SAID SECTION 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE S04°24'04"W, A DISTANCE OF 206.63'; THENCE N88°00'49"E, A DISTANCE OF 190.93'; THENCE N51°04'13"E, A DISTANCE OF 261.07' TO A POINT ON THE WESTERLY R.O.W. LINE OF U.S. HIGHWAY 31; THENCE N03°41'32"E AND ALONG SAID R.O.W. LINE, A DISTANCE OF 263.74'; THENCE N84°38'34"W AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 378.75'; THENCE N03°56'09"E, A DISTANCE OF 49.59'; THENCE S89°31'42"W, A DISTANCE OF 498.70'; THENCE S11°12'29"E, A DISTANCE OF 297.25'; THENCE S87°40'53"E, A DISTANCE OF 419.91' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.



20180216000051670 2/3 \$65.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Hjwhan Kim McLean
Mailing Address 142 Cedar Cove Dr,
Pelham, AL 35124

Grantee's Name Kim McClain Leazure
Mailing Address P.O. Box 1824
Calera, AL 35040

Property Address 256 Ridgely Rd
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 88,840 $\frac{1}{2} = 44,420$

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.

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 2-16-18

Print Kim McClain-Leazure

X Unattested Karen Nelson
(verified by)

Sign Kim McClain-Leazure
(Grantor/Grantee/Owner/Agent) circle one

20180216000051670 3/3 \$65.50
Shelby Cnty Judge of Probate, AL
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Form RT-1