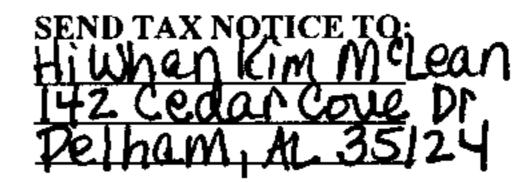
## THE PURPOSE OF THIS DEED IS TO ADD KIM MCCLAIN LEAZURE. THERE IS NO CONVEYANCE IN THIS DEED.

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



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 Mc Lean (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 36., 2018.

Hi Withon The Mu Leon

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  $\frac{20}{3}$  day of  $\frac{100}{3}$ ., 2018.

Notary Public Commission Expires: <u>JUMP</u> Shelby County, AL 02/16/2018 State of Alabama

Deed Tax:\$44.50

KATELYN BISHOP My Commission Expires June 14, 2020

## **'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.

20180216000054670

20180216000051670 2/3 \$65.50 Shelby Cnty Judge of Probate, AL 02/16/2018 01:38:27 PM FILED/CERT

## Real Estate Sales Validation Form

This	Doçument must be filed in accor	dance with Code of Alabama 19	975, Section 40-22-1		
Grantor's Name Mailing Address	HiWhan Kim Mcla 147. Cedar Cove D Pelman. AL 35124	了, Mailing Address	Rim McClain Lequive P.D. Box 1824 Calera, AL 35040		
Property Address	256 Ridgelyn Rd Calera, Rt 35040	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	<del></del>		
	•	his form can be verified in t	he following documentary		
-	document presented for reco this form is not required.	rdation contains all of the re	equired information referenced		
	nd mailing address - provide t eir current mailing address.	Instructions he name of the person or pe	ersons conveying interest		
Grantee's name at to property is bein	nd mailing address - provide f g conveyed.	the name of the person or p	ersons to whom interest		
Property address	the physical address of the p	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.					
conveyed by the in	e property is not being sold, the strument offered for record. To the assessor's current ma	This may be evidenced by a	y, both real and personal, being an appraisal conducted by a		
excluding current responsibility of va	ded and the value must be deuse valuation, of the property for property taron of Alabama 1975 § 40-22-1 (	as determined by the local x purposes will be used and			
accurate. I further	•	tements claimed on this for	ed in this document is true and may result in the imposition		
Date 2-16-18		Print Lin Mcla	in-Leazure.		
Unattested	(verified by)	Print Lin Malai Sign W. Grantor/Grant	ee/Owner/Agent) circle one		

Form RT-1

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