

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

*Send Tax Notice to:*  
**Eric Kelley**  
**54 Kidd Corner**  
**Vincent AL 35178**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **TWO THOUSAND AND NO/00 DOLLARS (\$2,000.00)**, 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, **Hazel Kelley, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Eric Kelley and Brian Kelley** (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:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Deed Book 233, Page 450, Probate Office Shelby County, Alabama. The other grantee, Wiltha Kelley is deceased, having died on November 8, 1998.

Hazel Kelley and Hazel Reynolds Kelley are one in the same person.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

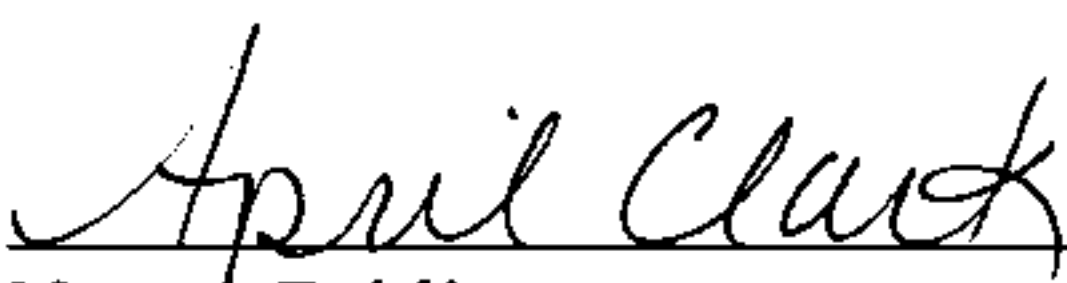
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 14<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
**Hazel Kelley**


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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Hazel Kelley**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of March, 2018.

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



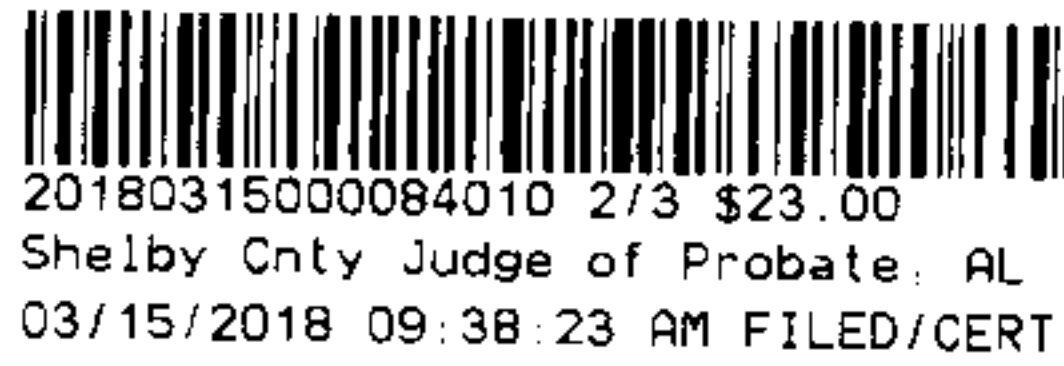
  
20180315000084010 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/15/2018 09:38:23 AM FILED/CERT

Shelby County, AL 03/15/2018  
State of Alabama  
Deed Tax:\$2.00

## EXHIBIT A – LEGAL DESCRIPTION

Begin on the West line of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  , Section 27, Township 19, Range 2 East, where the same crosses the Southeasterly line of Alabama Highway #25 and run thence along said forty acre line South 4°30' East, 483 feet to the point of beginning of the lot herein conveyed; thence continue along the said forty acre line in the same direction 105 feet; thence North 85°30' East 210 Feet; thence North 4°30' West, 105 feet; thence South 85°30' West, 210 feet to the point of beginning; being situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  Section 27, Township 19, Range 2 East, together with all improvements situated thereon.

Less and except North 50' east of road.



# Real Estate Sales Validation Form

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

Grantor's Name Harold Kelly  
Mailing Address P.O. Box 51  
Harpsville AL 35078

Grantee's Name Eric Kelly  
Mailing Address 54 Kids Corner  
Vinegar AL 35178

Property Address None

Date of Sale 3-14-18  
Total Purchase Price \$ 2,000

or  
Actual Value \$

or  
Assessor's Market Value \$



20180315000084010 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/15/2018 09:38:23 AM FILED/CERT

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  
☐ 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).

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 3-14-18

Print Eric Kelly

☐ Unattested  
(verified by)

Sign Eric Kelly  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1