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

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

Send Tax Notice to:

Eric Kelley
54 K.J.J.s Lane
V. in. 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 **FIFTY FIVE THOUSAND AND NO/00 DOLLARS (\$55,000.00)**, 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 reserves a Life Estate in and to the property described herein.

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.

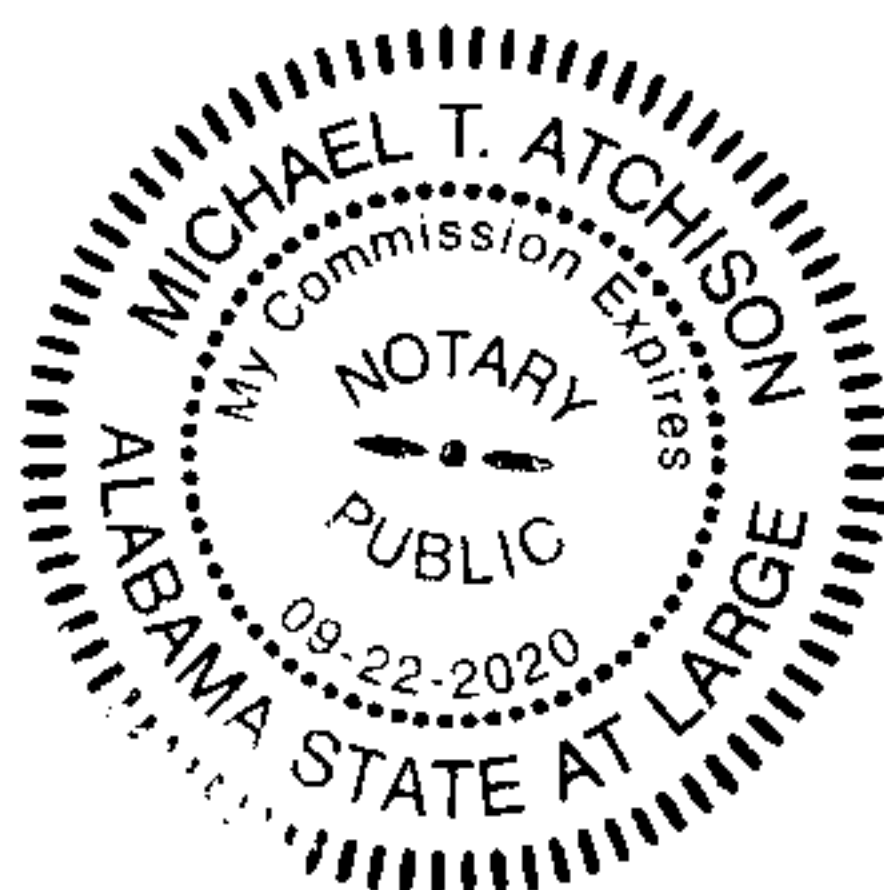
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of March, 2018.

Hazel Kelley
Hazel Kelley

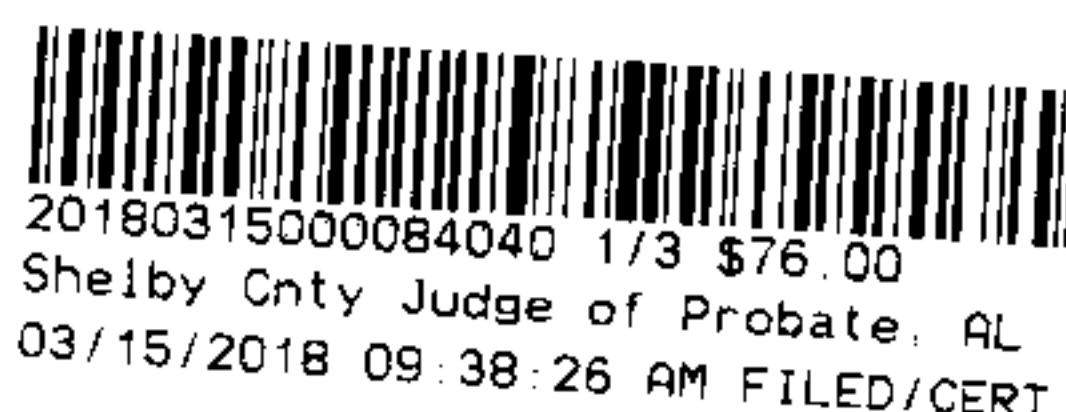
STATE OF ALABAMA)
COUNTY OF SHELBY)

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 14th day of March, 2018.



[Signature]
Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 03/15/2018
State of Alabama
Deed Tax: \$55.00

EXHIBIT A – LEGAL DESCRIPTION

Commence at Northwest corner of the Southwest 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88 deg. 24 min. 06 sec. East along the North boundary of said 1/4 section for a distance of 250 feet to the point of beginning; from this beginning point proceed South 0 deg. 07 min. 26 sec. East for a distance of 2,205.82 feet to a point on the Northerly right of way line of the Glaze Ferry Road; thence proceed North 67 deg. 02 min. 34 sec. East along the Northerly right of way line of said road for a distance of 271.04 feet; thence proceed North 0 deg. 07 min. 26 sec. West for a distance of 2,093.32 feet to a point on the North boundary of said 1/4 section; thence proceed North 88 deg. 24 min. 06 sec. West along the North boundary of said 1/4 section for a for a distance 250 feet to the point of beginning. The above described land is located in the Southwest 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.



20180315000084040 2/3 \$76.00
Shelby Cnty Judge of Probate, AL
03/15/2018 09:38:26 AM FILED/CERT

Grantor's Name	<u>Michael Kelly</u>	Grantee's Name	<u>Eric Kelly</u>
Mailing Address	<u>P.O. Box 51</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>54 Kids Corner</u> <u>Vincent, AL 35078</u>
Property Address	<u>227 Hwy 62</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>3-14-18</u>
		Total Purchase Price	<u>\$55,000</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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

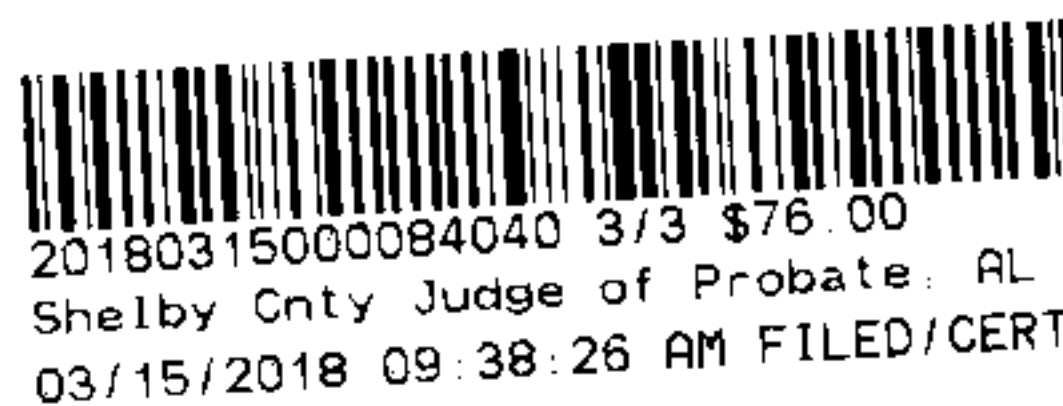
Print Eric Kelly

Unattested

Sign Eric Kelly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1