

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED



20180327000099690 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
03/27/2018 10:17:19 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Leon Fred Kelly, III deceased (aka Leon F. Kelly, III), Case No. PR-2015-000774 in the Probate Court of Shelby County, Alabama, in accordance with the terms of an order of distribution entered in said case on the 30th day of ~~October~~ ^{November}, 2017, the undersigned Kristy Kelly, personal representative of said estate (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Kristy Kelly, ~~Kolby~~ ^{Colby} Poe Kelly, and ~~Hayden~~ ^{Hayden} R. Kelly as tenants in common (herein referred to as GRANTEES, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

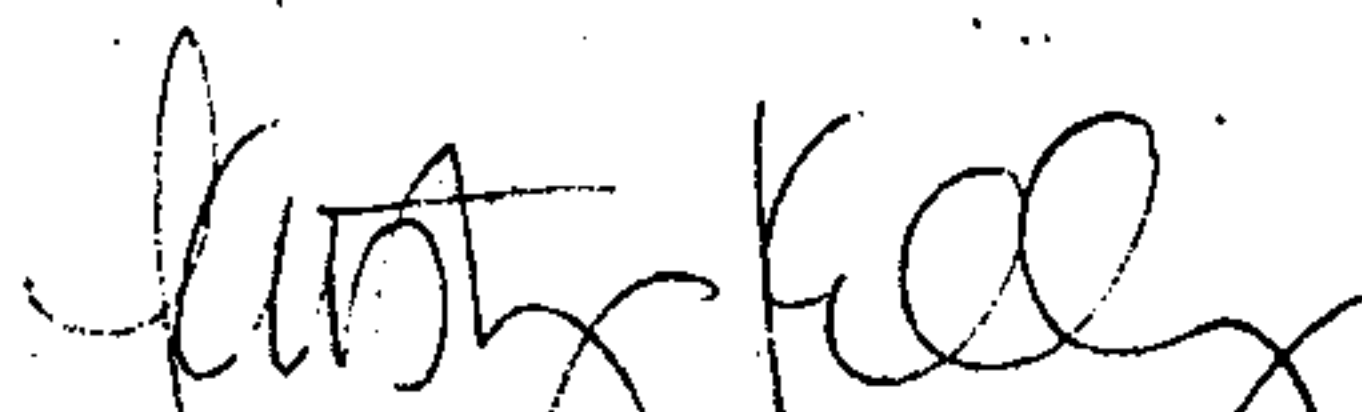
See legal description contained in the attached Exhibit A.

The above described property is the same real property conveyed to Leon F. Kelly, III by deed recorded as Instrument # 20100311000071660 in the Probate Office of Shelby County, Alabama.

The proportional ownership interests of the GRANTEES and the division of proceeds upon sale of all or any portion of the above described property are not equal, but shall be governed by and in accordance with the provisions of the order of distribution referred to above.

TO HAVE AND TO HOLD to the said GRANTEES, his, her, or their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27 day of March, 2018.

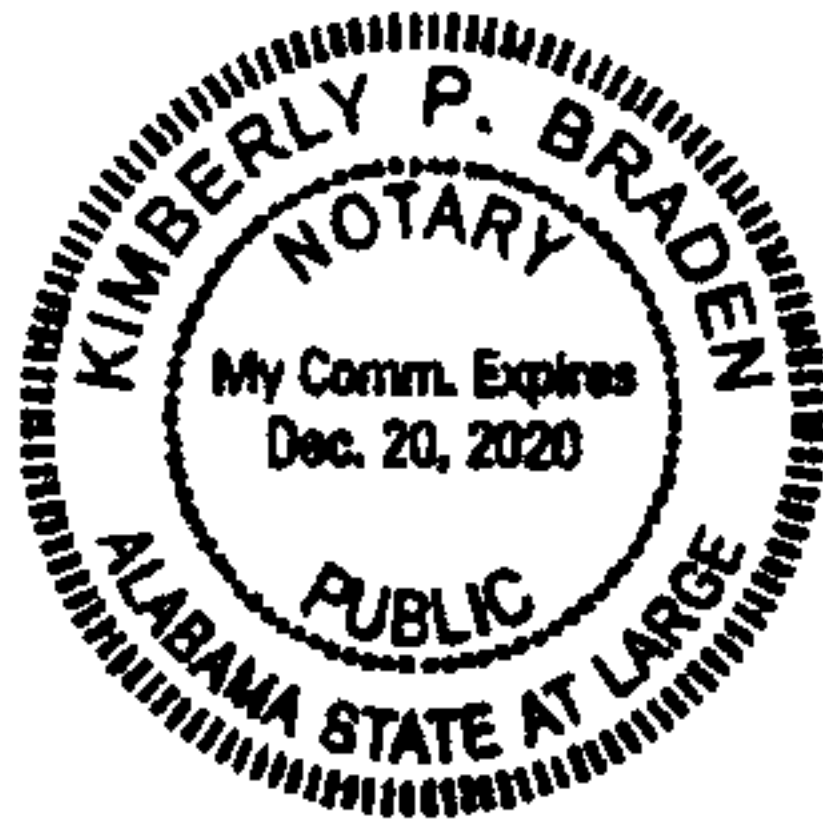


Kristy Kelly, as personal representative of the
Estate of Leon Fred Kelly, III, deceased

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristy Kelly, whose name as personal representative of the estate of Leon Fred Kelly, III, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, ²⁰¹⁸~~2017~~.



Kimberly P. Braden
Notary Public

My commission expires: 12/20/20

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EXHIBIT "A".

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°34'55"E, a distance of 532.06' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 785.24'; thence S01°13'25"W, a distance of 201.94'; thence S55°44'40"W, a distance of 443.26' to a point on the Northeasterly R.O.W. line of Shelby County Highway 47, 80' R.O.W., said point being the beginning of a curve to the right, having a radius of 960.00, a central angle of 21°04'03", and subtended by a chord which bears N40°54'16"W, and a chord distance of 351.00'; thence along the arc of said curve and ~~said R.O.W. line~~, a distance of 352.99'; thence N30°22'15"W and along said R.O.W. line, a distance of 382.87' to the beginning of a curve to the right, having a radius of 1460.00, a central angle of 21°14'44", and subtended by a chord which bears N19°44'53"W, and a chord distance of 538.28'; thence along the arc of said curve and said R.O.W. line, a distance of 541.37'; thence N82°51'21"E and leaving said R.O.W. line, a distance of 989.80' to the POINT OF BEGINNING.

Said Parcel containing 19.54 acres, more or less.

Situated in Shelby County, Alabama.



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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 Kristy Kelly
Mailing Address Personal Rep
Leon Fred Kelly Estate
1314 Chelsea Rd Columbiana AL

Grantee's Name Kristy Kelly
Mailing Address 1314 Chelsea Rd
Columbiana AL
35051

Property Address 1314 Chelsea Rd
Columbiana AL
35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$340,020

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 _____
☒ Unattested Laura Melsen
(verified by)

Print Kristy Kelly
Sign Kristy Kelly
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1