

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

Send Tax Notice to:
Johnny Gill
P.O. Box 463
Columbiana, AL 35057

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/100 (\$500 .00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sherry D. Kendrick and husband, Paul Kendrick** grant, bargain, sell and convey unto **Johnny Gill** the following described real estate, situated in: Shelby County, Alabama, to-wit:

An perpetual non-exclusive easement for a sidewalk, retaining wall, and light pole, located on the following described property, to-wit:

Commence at the NW corner of Lot 1 of Beeswax Cove, as recorded in Map Book 24, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 71 degrees 55 minutes 05 seconds East a distance of 233.44 feet to the NE corner of above said Lot 1; thence continue along the last described course, a distance of 4.72 feet to the point of beginning; thence continue along the last described course, a distance of 8.68 feet; thence South 18 degrees 04 minutes 55 seconds West, a distance of 14.51 feet; thence North 71 degrees 55 minutes 05 seconds West, a distance of 8.68 feet; thence North 18 degrees 04 minutes 55 seconds East, a distance of 14.51 feet to the point of beginning. Situated in Shelby County, Alabama.

Said easement shall inure to the benefit of the grantee, his heirs, successors, and assigns.

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

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 13th day of June, 2018..

Sherry D. Kendrick
Sherry D. Kendrick

Paul Kendrick
Paul Kendrick .

STATE OF ALABAMA
SHELBY COUNTY

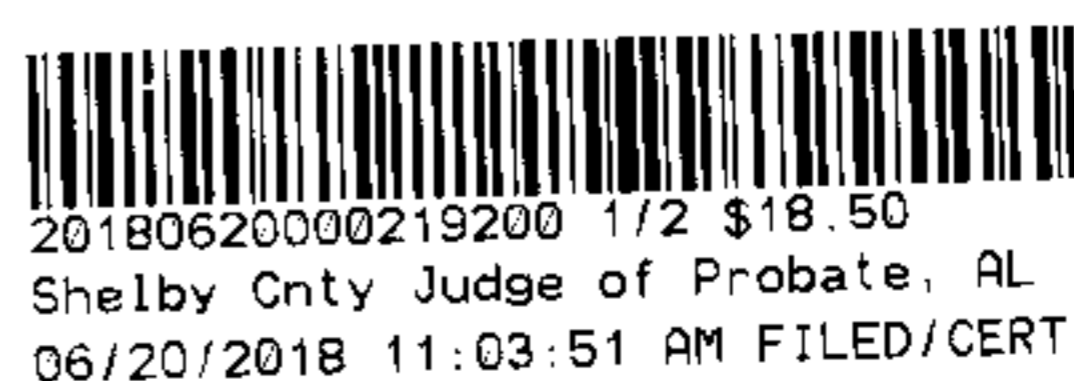
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry D. Kendrick and Paul Kendrick, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2018.

My Commission Expires:



Melissa T. Isbell
Notary Public



Shelby County, AL 06/20/2018
State of Alabama
Deed Tax: \$.50

Real Estate Sales Validation Form

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

Grantor's Name Sherry & Paul Kendrick
Mailing Address P.O. Box 438
Wilsonville, AL 35186

Grantee's Name Johnny Gell
Mailing Address P.O. Box 463
COLUMBIANA, AL 35051

Property Address 26048 Hwy 145
Wilsonville, AL 35186

Date of Sale 6-7-18
Total Purchase Price \$

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other easement deed
☐ 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 6-13-18

Print Sherry Kendrick

☐ Unattested

Sign Sherry Kendrick

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

