



20180705000239220 1/4 \$48.00
 Shelby Cnty Judge of Probate, AL
 07/05/2018 12:03:28 PM FILED/CERT

This instrument was prepared by:
 Clayton T. Sweeney, Attorney
 2700 Highway 280 East, Suite 160
 Birmingham, AL 35223

Send Tax Notice To:
 Robert W. Kuehner and
 Cynthia G. Kuehner
 388 South River Road
 Shelby, AL 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ninety Six Thousand and 00/100 (\$96,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Albert Ferdinand Thomasson, a married man, as devisee under the Estate of Alfred P. Thomasson, deceased Montgomery County Probate Case #27926 and Burgess Alfred Thomasson, Jr., a married man, as devisee under the Estate of Burgess Alfred Thomasson, deceased, Broward County, Florida Probate Case #00-938**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEES, Robert W. Kuehner and Cynthia G. Kuehner**, (hereinafter referred to as **GRANTEES**), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at a railroad rail in place being the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 1 East, Shelby County, Alabama; said point being the Point of Beginning; from this beginning point proceed North 89°20'53" East along the North boundary of said 1/4 - 1/4 section for a distance 1323.22 feet to a railroad rail in place, said point being the Northeast corner of said 1/4 - 1/4 section; thence proceed South 00°43'01" East along the East boundary of said 1/4 - 1/4 section for a distance of 1319.32 feet to a 4" x 4" concrete monument in place, said point being the Southeast corner of said 1/4 - 1/4 section; thence proceed South 89°21'53" West along the South boundary of said 1/4 - 1/4 section for a distance of 1328.40 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said 1/4 - 1/4 section; thence proceed North 00°25'49" West along the West boundary of said 1/4 - 1/4 section for a distance of 473.29 feet to a 1/2" rebar in place (CA #0114); thence proceed North 00°31'36" West along the West boundary of said 1/4 - 1/4 section for a distance of 845.02 feet to the Point of Beginning.

The above described land is located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 1 East, Shelby County, Alabama.

AND ALSO granted a 60 foot ingress and egress and utilities easement as shown on Instrument #20141105000348470 in the Probate Office of Shelby County, Alabama.

\$72,000.00 of the consideration was paid from the proceeds a mortgage loan closed simultaneously herewith.

Shelby County, AL 07/05/2018
 State of Alabama
 Deed Tax: \$24.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of either Grantor nor that of their respective spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his hand and seal this the 26th day of June, 2018.

Albert P. Thomasson
Albert Ferdinand Thomasson
as devisee under the Estate of
Alfred P. Thomasson, deceased
Montgomery County Probate Case #27926

20180705000239220 2/4 \$48.00
Shelby Cnty Judge of Probate, AL
07/05/2018 12:03:28 PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Albert Ferdinand Thomasson, a married man, whose name as devisee of Estate of Albert P. Thomasson, deceased Montgomery County Probate Case #27926, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2018.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06/02/2019

ALABAMA STATE AT LARGE
NOTARY PUBLIC
CLAYTON T. BROWN
JULY 12 2018

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his hand and seal this the 25 day of June, 2018.



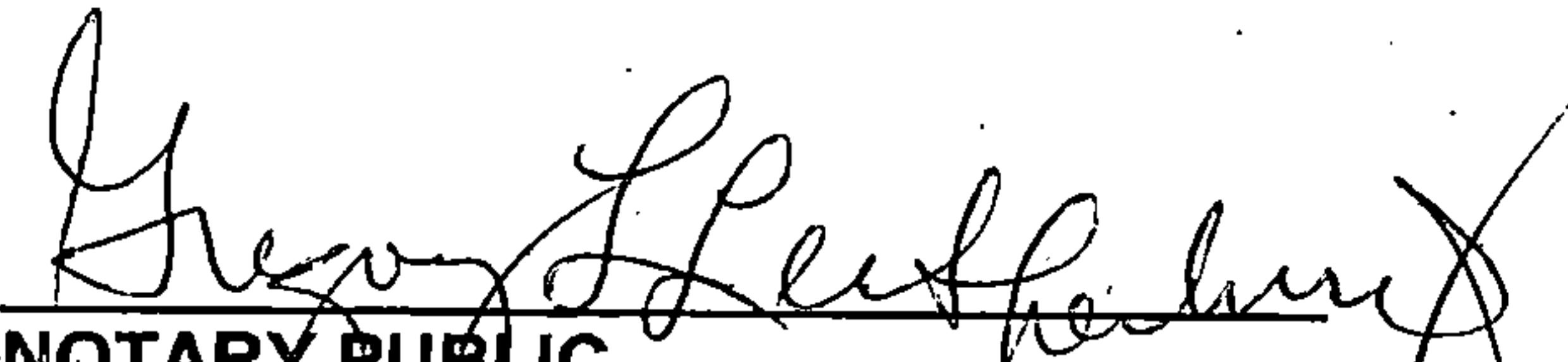
Burgess Alfred Thomasson, Jr.
as devisee under the Estate of
Burgess Alfred Thomasson, deceased
Broward County, Florida Probate Case #00-938

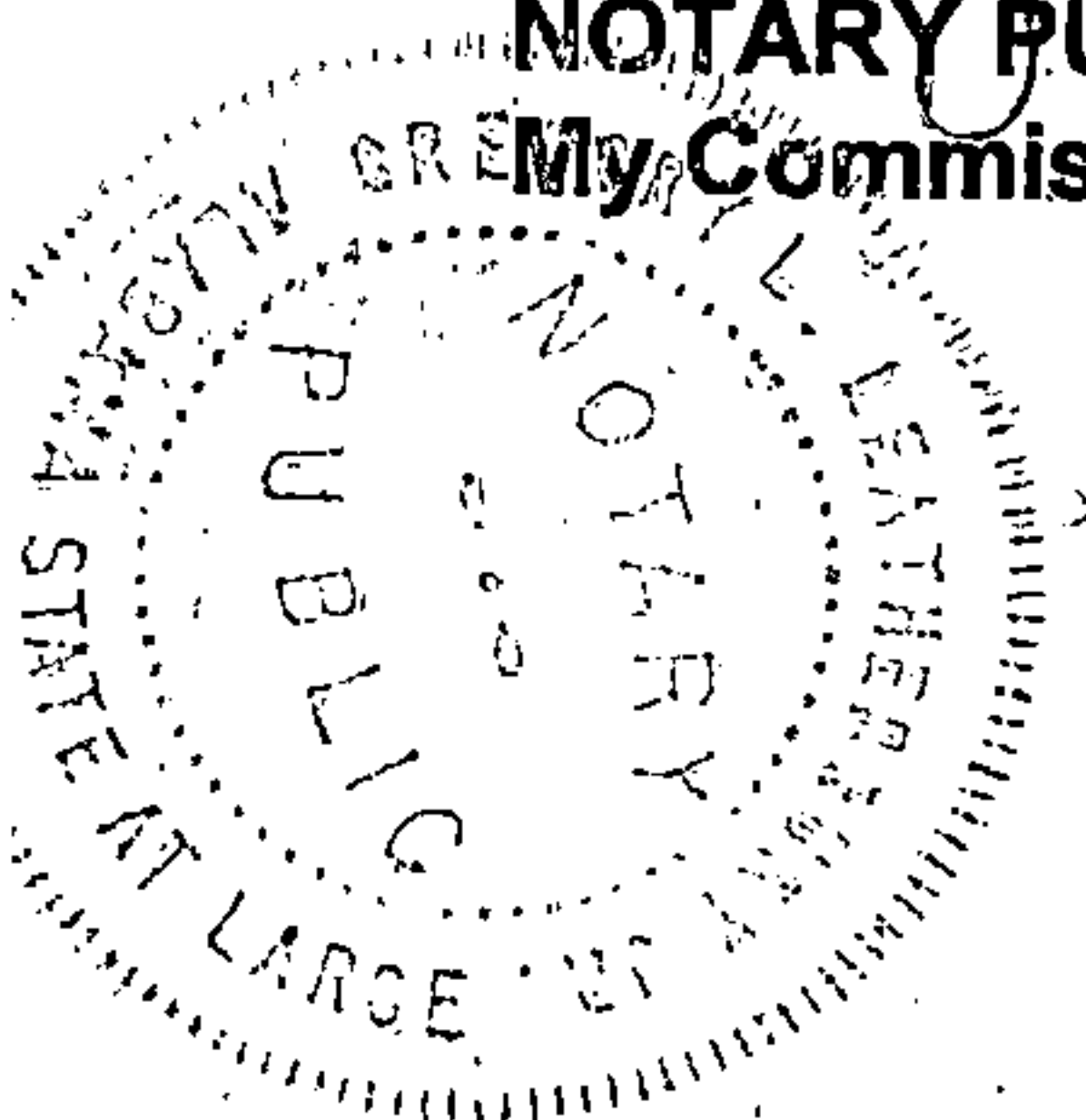
STATE OF ALABAMA

COUNTY OF ~~MOBILE~~ BALDWIN

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Burgess Alfred Thomasson, Jr., whose name as devisee of Estate of Burgess Alfred Thomasson, deceased Broward County, Florida Probate Case #00-938, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of June, 2018.


NOTARY PUBLIC
My Commission Expires: 7/17/2018



20180705000239220 3/4 \$48.00
Shelby Cnty Judge of Probate, AL
07/05/2018 12:03:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Albert Ferdinand Thomasson and
Burgess Alfred Thomasson, Jr.

Grantee's Name Robert W. Kuehner and
Cynthia G. Kuehner

Mailing Address 73 Country Club Blvd
Birmingham, AL 35213

Mailing Address 981 Dow Street
Pelham, AL 35124

Property Address 40 acres South River Road
Shelby, AL 35143

Date of Sale June 26, 2018

Total Purchase Price \$ 96,000.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

☐ Other – property tax redemption

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

Print Robert W. Kuehner and Cynhtia G. Kuehner

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20180705000239220 4/4 \$48.00
Shelby Cnty Judge of Probate, AL
07/05/2018 12:03:28 PM FILED/CERT