

After Recording Send Tax Notice To:
Kerry Kelly
291 Ivy Hills Circle
Calera, AL 35040

20180724000261850
07/24/2018 08:13:32 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, Kerry Letson Kelly, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto "Karen Kelly Pope, Trustee of the Kerry Letson Kelly Living Trust dated July 5, 2018.", (herein referred to as Grantee), the real estate described below situated in SHELBY County, Alabama, to wit:

**SEE ATTACHED EXHIBIT A WHICH IS HEREBY
INCORPORATED BY REFERENCE AS THOUGH
FULLY SET OUT HEREIN.**

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS
DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN
MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST
CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION
WAS PREPARED.**

THIS PROPERTY REMAINS THE HOMESTEAD OF KERRY LETSON KELLY.

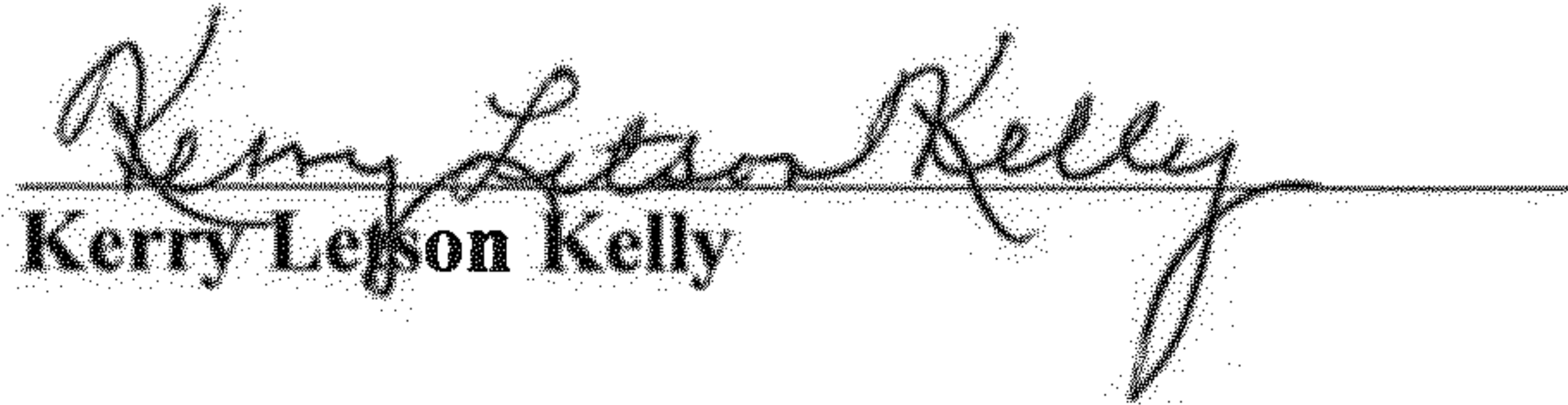
To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I HAVE hereunto set MY hand and seal this

July 5, 2018

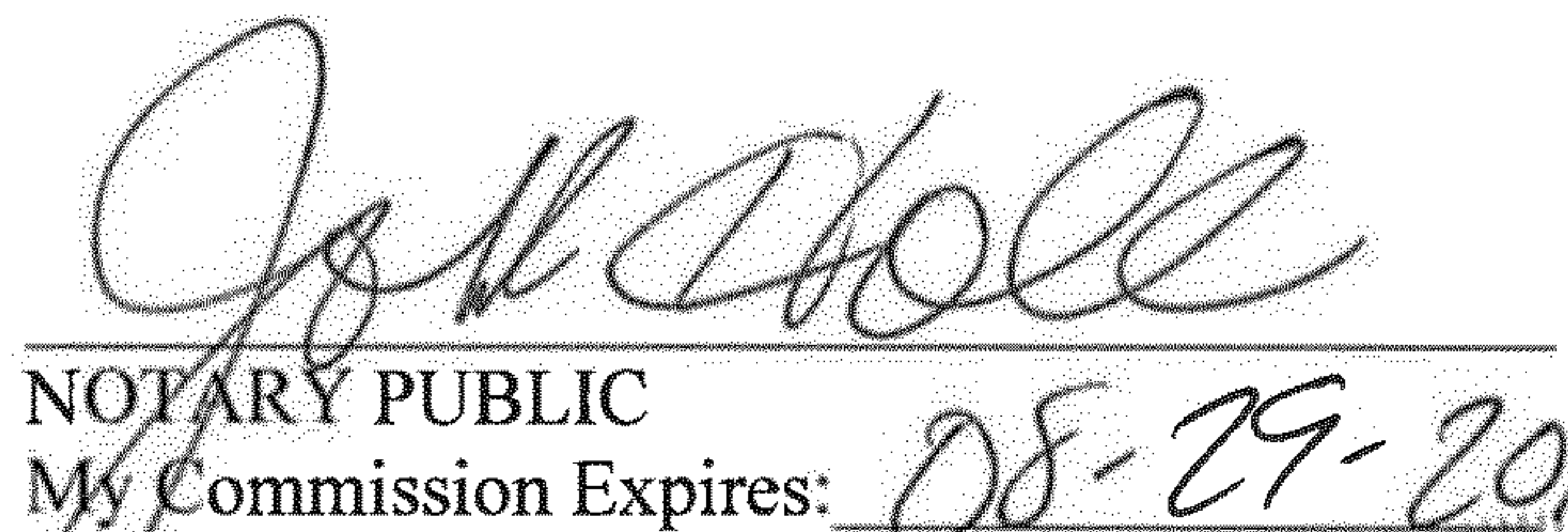

Kerry Letson Kelly

STATE OF ALABAMA

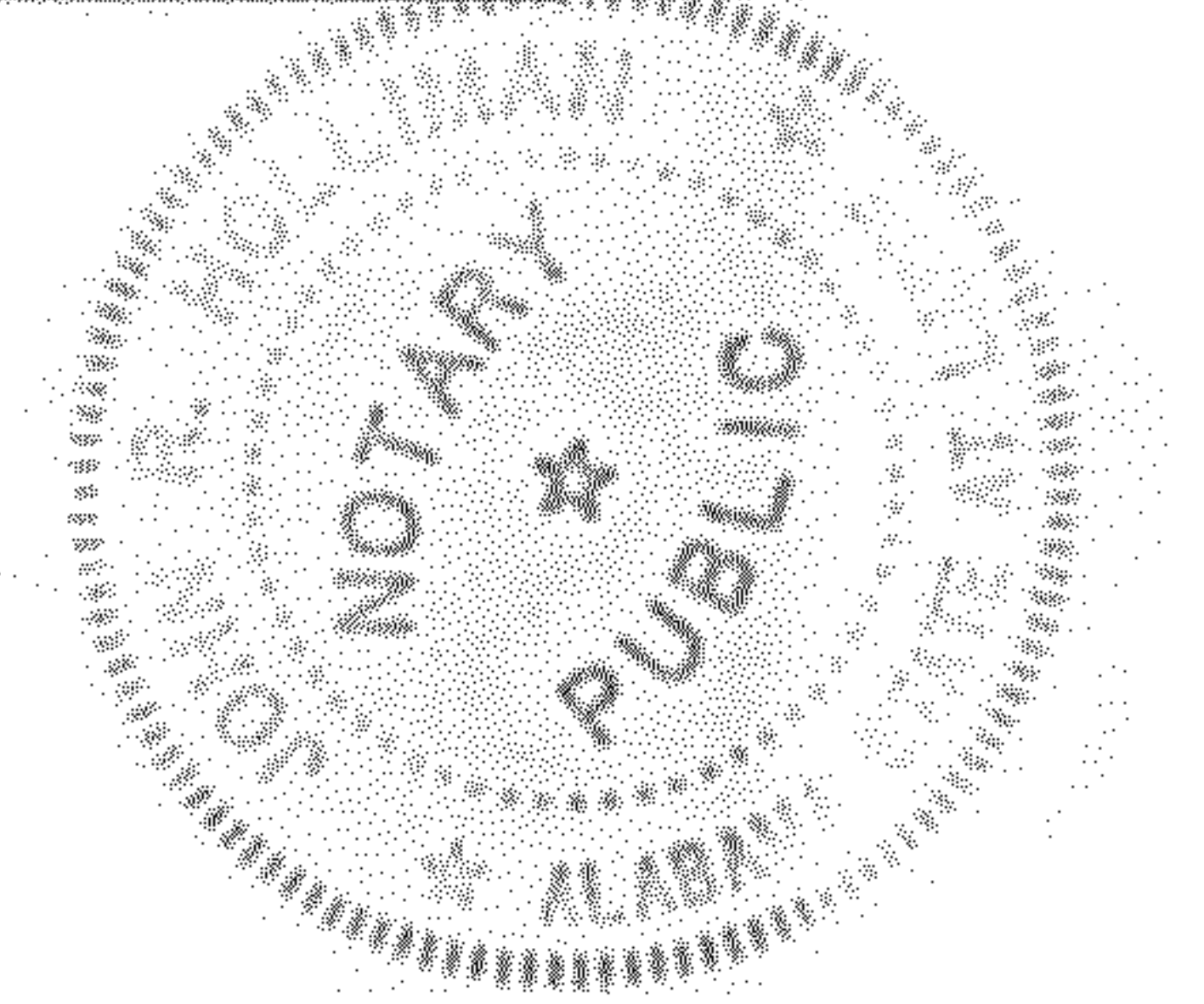
COUNTY OF SHELBY

I, JOHN HOLLIMAN, a Notary Public in and for said County, in said State, hereby certify that **Kerry Letson Kelly**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this JULY 5, 2018.


NOTARY PUBLIC
My Commission Expires: 08-29-2018

This Document Prepared By:
JOHN R. HOLLIMAN
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



Lot 22, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 114, Page 193 and Book 144, Page 196, in the office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom Easement/Right of way granted to Alabama Power company in Deed Book 121, Page 464, Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Kerry Letson Kelly
Mailing Address 291 Ivy Hills Circle
Calera, AL 35040

Grantee's Name Karen Kelly Pope, Trustee of the
Mailing Address Kerry Letson Kelly Living Trust
291 Ivy Hills Circle
Calera, AL 35040

Property Address 291 Ivy Hills Circle
Calera, AL 35040

Date of Sale July 5, 2018
Total Purchase Price \$
or
Actual Value \$

20180724000261850 07/24/2018 08:13:32 AM DEEDS 4/4 or
Assessor's Market Value \$ 159,400

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 Tax Assessor
☐ 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 7/5/18

Print John Holloman / AS

Unattested

Sign X John Holloman / AS
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2018 08:13:32 AM
S183.50 CHERRY
20180724000261850

John Holloman