

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
4920 East Cypress Loop
Orange Beach, Alabama 36561

SEND TAX NOTICE TO:
JABaggett Properties, LLC
1001 Camp Forrest Circle
Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-five and 00/100 Dollars (\$265,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Kenneth G. LeSueur**, a married man, Individually and as the Personal Representative of the Estate of **Hilda Marie LeSueur** Probate Case No. PR-2018-000709, Shelby County, Alabama, **Kevin D. LeSueur**, a married man, and **Karen LeSueur Gay**, a married woman, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **JABaggett Properties, LLC** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 2, 3, 4, 21, 22 and 23 in Block 200 and that certain 20 foot vacated alley previously running between said lots in said Block 200, all according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama.

NOTE: **Kenneth G. LeSueur**, **Kevin D. LeSueur** and **Karen LeSueur Gay** are the beneficiaries under the Last Will and Testament of **Hilda Marie LeSueur**, Probate Case No. PR-2018-000709, Shelby County, Alabama.

NOTE: **Douglas L. LeSueur** predeceased **Hilda M. LeSueur** having died on or about 21 Jun 2017.

NOTE: **Hilda M. LeSueur** and **Hilda Marie LeSueur** are one and the same.

NOTE: The above property is not the homestead of the Grantors nor their spouses.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation, in addition to the following:

1. Mineral and mining rights.
2. Agreement for Easement for Water and Sewer lines as recorded in Book 158, Page 905 in the Office of the Judge of Probate for Shelby County, Alabama.
3. Right-of-way Easement to South Central Bell as recorded in Book 188, Page 862 in the Office of the Judge or Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her/their hand and seal on this the 29 day of OCTOBER 2018.



Kenneth G. LeSueur

Individually and as the Personal Representative of
The Estate of Hilda Marie LeSueur, Probate Case No.
PR-2018-000709, Shelby County, Alabama

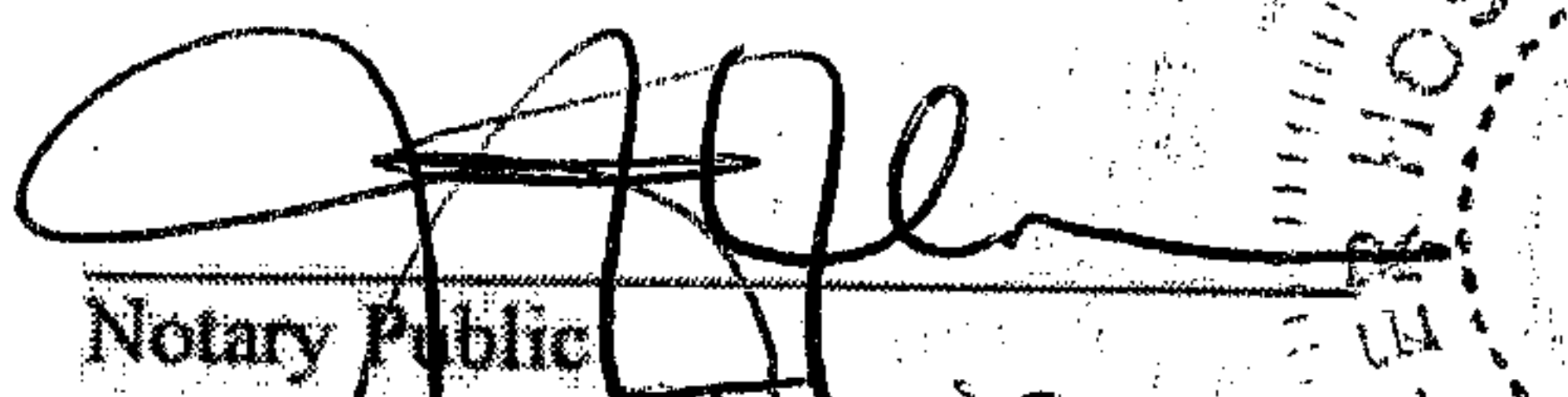
Kevin D. LeSueur

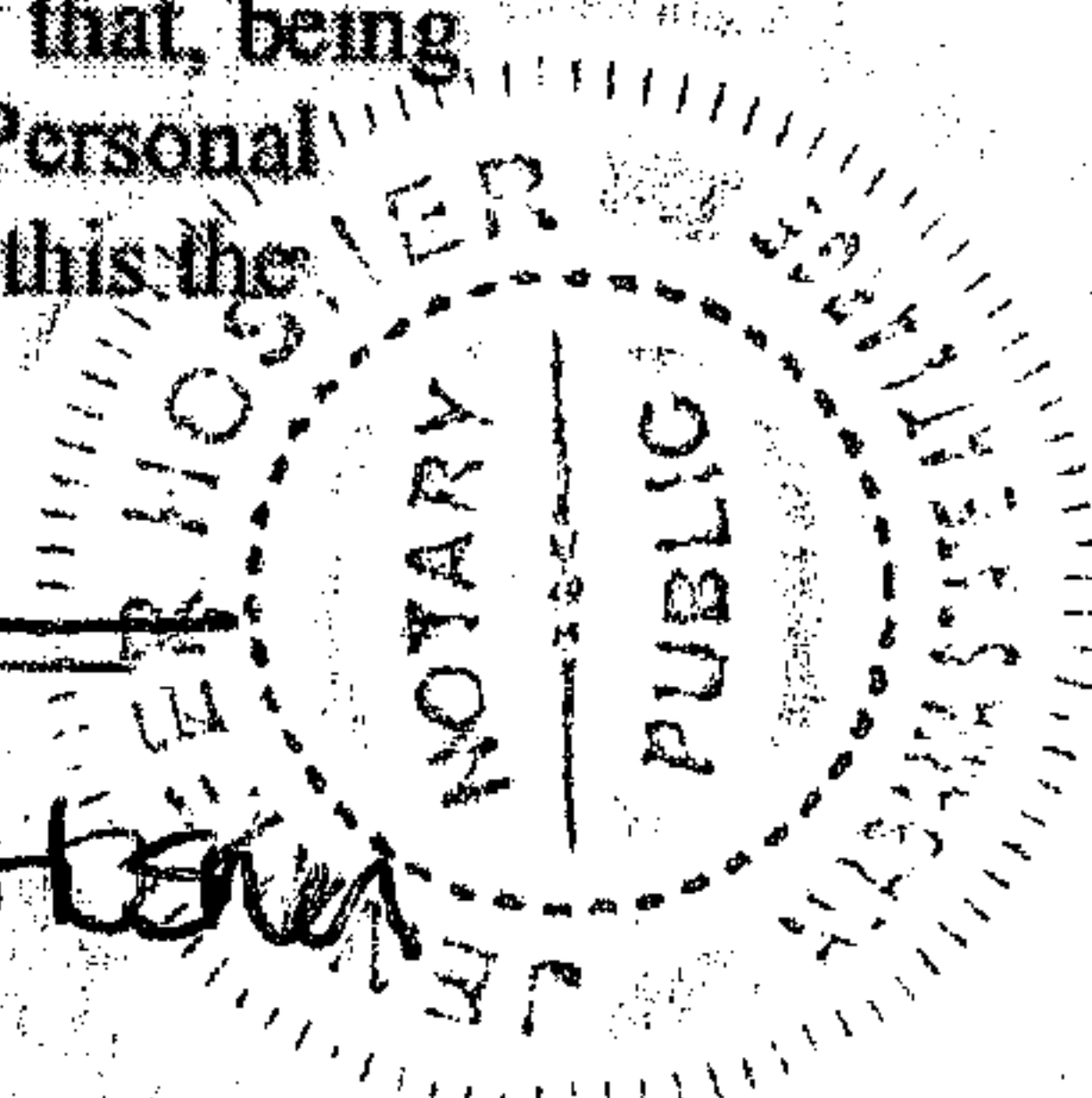
Karen LeSueur Gay

STATE OF ALABAMA

COUNTY OF LIMESTONE

I, Jennifer Hosner, a Notary Public, in and for said County in said State, hereby certify that Kenneth G. LeSueur, whose name individually and as the Personal Representative of the Estate of Hilda Marie LeSueur, Probate Case No. PR-2018-000709, Shelby County, Alabama, 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, individually and in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date. Given on this the 29th day of October, 2018.


Notary Public
Printed Name: Jennifer Hosner
My Commission Expires:

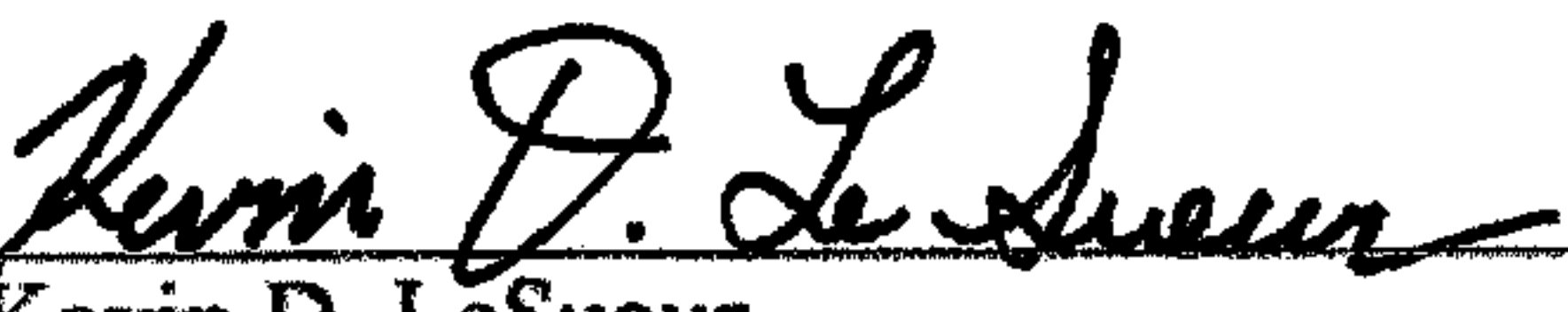


My Commission Expires: June 9, 2019

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her/their hand and seal on this the _____ day of _____ 2018.

Kenneth G. LeSueur
Individually and as the Personal Representative of
The Estate of Hilda Marie LeSueur, Probate Case No.
PR-2018-000709, Shelby County, Alabama



Kevin D. LeSueur

Karen LeSueur Gay

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kenneth G. LeSueur, whose name individually and as the Personal Representative of the Estate of Hilda Marie LeSueur, Probate Case No. PR-2018-000709, Shelby County, Alabama, 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, individually and in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date. Given on this the _____ day of _____, 2018.

Notary Public
Printed Name:
My Commission Expires:

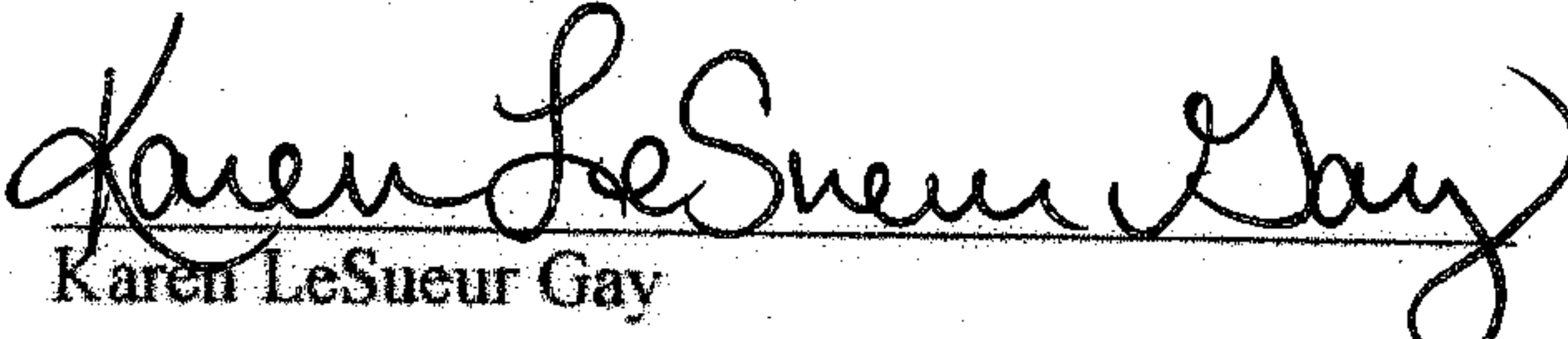
TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her/their hand and seal on this the _____ day of _____ 2018.

Kenneth G. LeSueur

Individually and as the Personal Representative of
The Estate of Hilda Marie LeSueur, Probate Case No.
PR-2018-000709, Shelby County, Alabama

Kevin D. LeSueur


Karen LeSueur Gay

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kenneth G. LeSueur, whose name individually and as the Personal Representative of the Estate of Hilda Marie LeSueur, Probate Case No. PR-2018-000709, Shelby County, Alabama, 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, individually and in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date. Given on this the _____ day of _____, 2018.

Notary Public

Printed Name:

My Commission Expires:

STATE OF _____

COUNTY OF _____

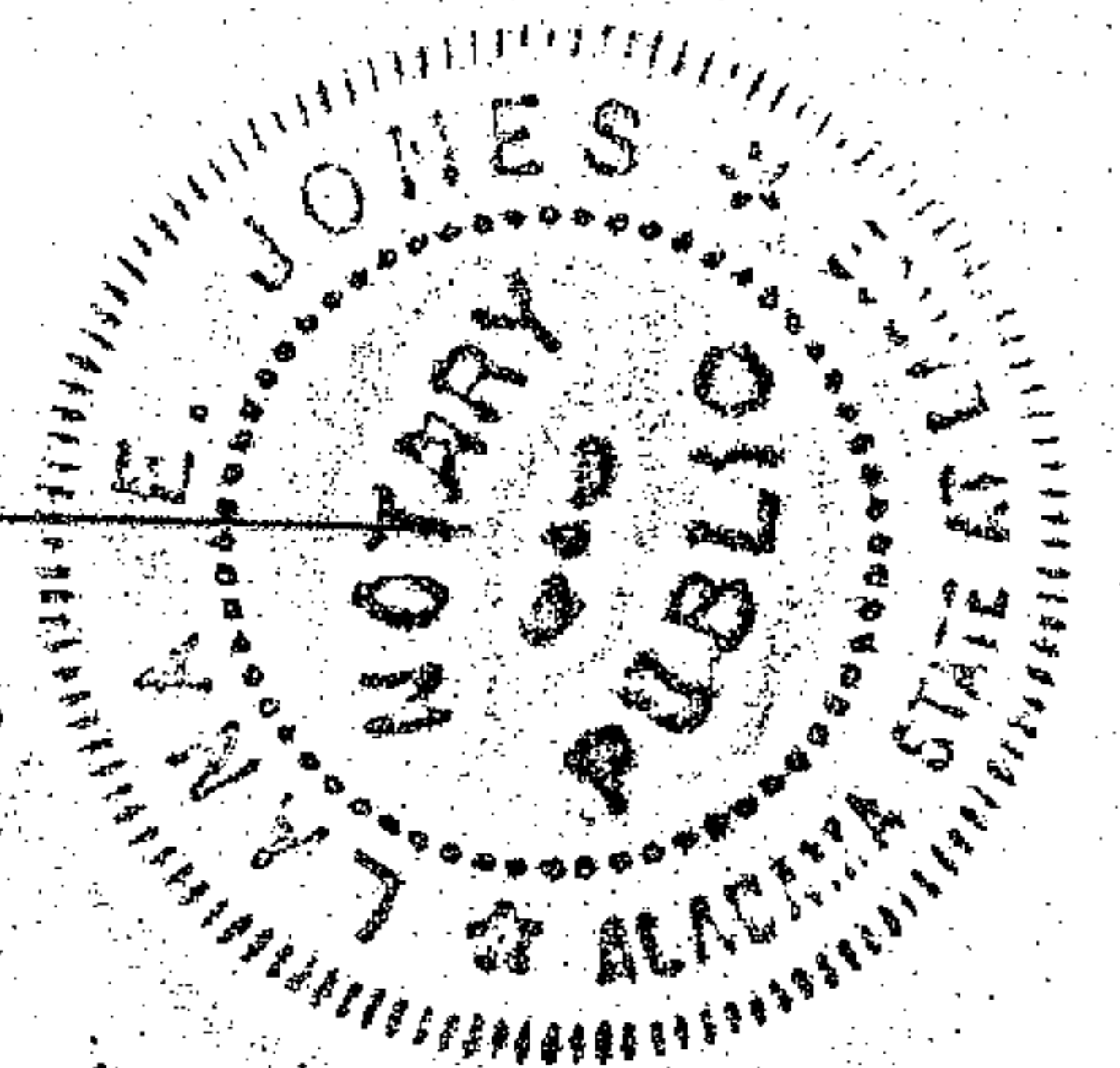
I, _____, a Notary Public in and for said County and said State, hereby certify that Kevin D. LeSueur, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this the _____ day of _____, 2018.

Notary Public
Printed Name:
My Commission Expires:

STATE OF Alabama
COUNTY OF Shelby

I, Lara E. Jones, a Notary Public in and for said County and said State, hereby certify that Karen LeSueur Gay, 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, she executed the same voluntarily on the day the same bears date. Given under my hand this 26 day of Oct., 2018.

Lara E. Jones
Notary Public
Printed Name: Lara E. Jones
My Commission Expires:



My Commission Expires April 24, 2022

Real Estate Sales Validation Form

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

Grantor's Name Estate of Hilda Marie LeSueur
Mailing Address #9 Country Club Drive
Calera, Alabama 35040

Grantee's Name JABaggett Properties, LLC
Mailing Address 1001 Camp Forrest Circle
Helena, Alabama 35080

Property Address 11090 Highway 25
Calera, Alabama 35040

Date of Sale
Total Purchase Price \$ 265,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 29 October 2018

Print KENNETH G. LESUEUR

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 03:29:01 PM
\$298.00 CHERRY
20181101000388240

Allen S. Beyl