

Send tax notice to:  
GEORGE J. KLAMER  
9314 BEAR CREEK ROAD  
STERRETT, AL, 35147

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2019058

**WARRANTY DEED**

**20190307000072920**  
**03/07/2019 11:26:19 AM**  
**DEEDS 1/4**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Million Forty Thousand and 00/100 Dollars (\$2,040,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, WESLEY R. HELMS, and MEREDITH L. HELMS, Trustees of The Wesley R. Helms Living Trust dated February 6, 2008 and Wesley R. Helms and Meredith L. Helms as Trustees of the Meredith L. Helms Living Trust dated February 6, 2008 **whose mailing address** is: 880 Indian Crest Drive, Indian Springs, AL 35124 (hereinafter referred to as Grantors) in hand paid by THE KLAMER FAMILY REVOCABLE LIVING TRUST DATED 02/22/2019 **whose property address** is: 9314 Bear Creek Rd, Sterrett, AL 35147 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land in the NE ¼ of the SW ¼ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said ¼ ¼ section; thence westerly and along the southerly line of said ¼ ¼ section a distance of 396.93 feet to a point, said point being the point of beginning of the tract of land herein described; thence 90°00' right and northerly a distance of 692.80 feet to an existing iron pin; thence 67°56'44" left and Northwesterly a distance of 170.37 feet to an existing iron pin on the southeasterly right of way line of Shelby County Highway Number 43; thence 74°36'56" left and southwesterly along said southeasterly right of way line a distance of 953.11 feet to a point on the southerly line of the NE ¼ of the SW ¼ of said Section 21, Township 18 South, Range 1 East; thence 127°26'20' left and easterly along said southerly line of said ¼ ¼ section a distance of 737.31 feet, more or less, to the point of beginning of the tract of land herein described.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Subject to any line right of ways including electric line, telephone line,
3. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
4. Minerals of whatsoever kind, subsurface and surfaces substances, including but not limited to coal, Ignite, oil, gas, uranium, clay, rock, sand and gravel in on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records

\$1,938,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Wesley R. Helms Living Trust and Meredith L. Living Trust by Wesley R. Helms and Meredith L. Helms its Trustees, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28<sup>th</sup> day of February, 2019.

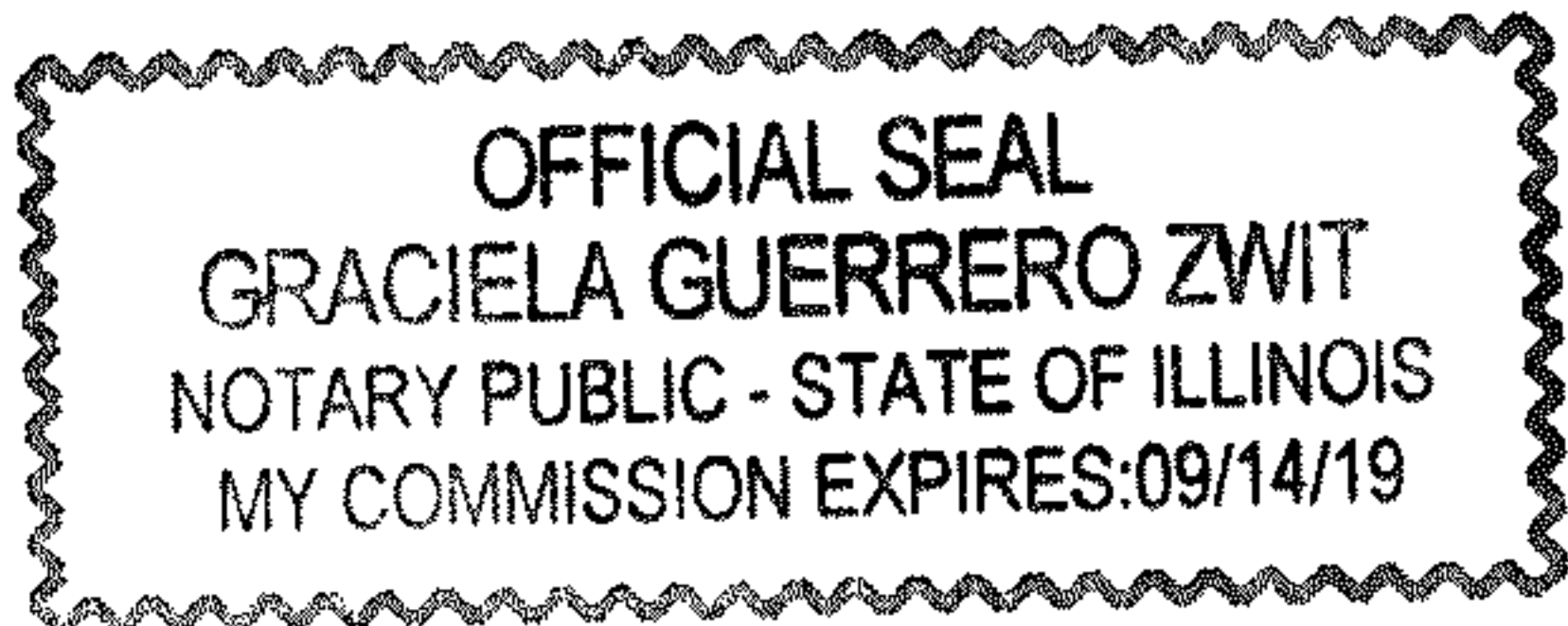
The Wesley R. Helms Living Trust

Wesley R. Helms  
WESLEY R. HELMS, TRUSTEE

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY R. HELMS, whose name as Trustee of THE WESLEY R. HELMS LIVING TRUST, 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 said instrument, he, in his capacity as said Trustee of The WESLEY R. HELMS LIVING TRUST and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 26 day of February, 2019.



Graciela Guerrero ZWIT  
Notary Public  
Print Name: **GRACE GUERRERO ZWIT**  
Commission Expires: 9/14/19

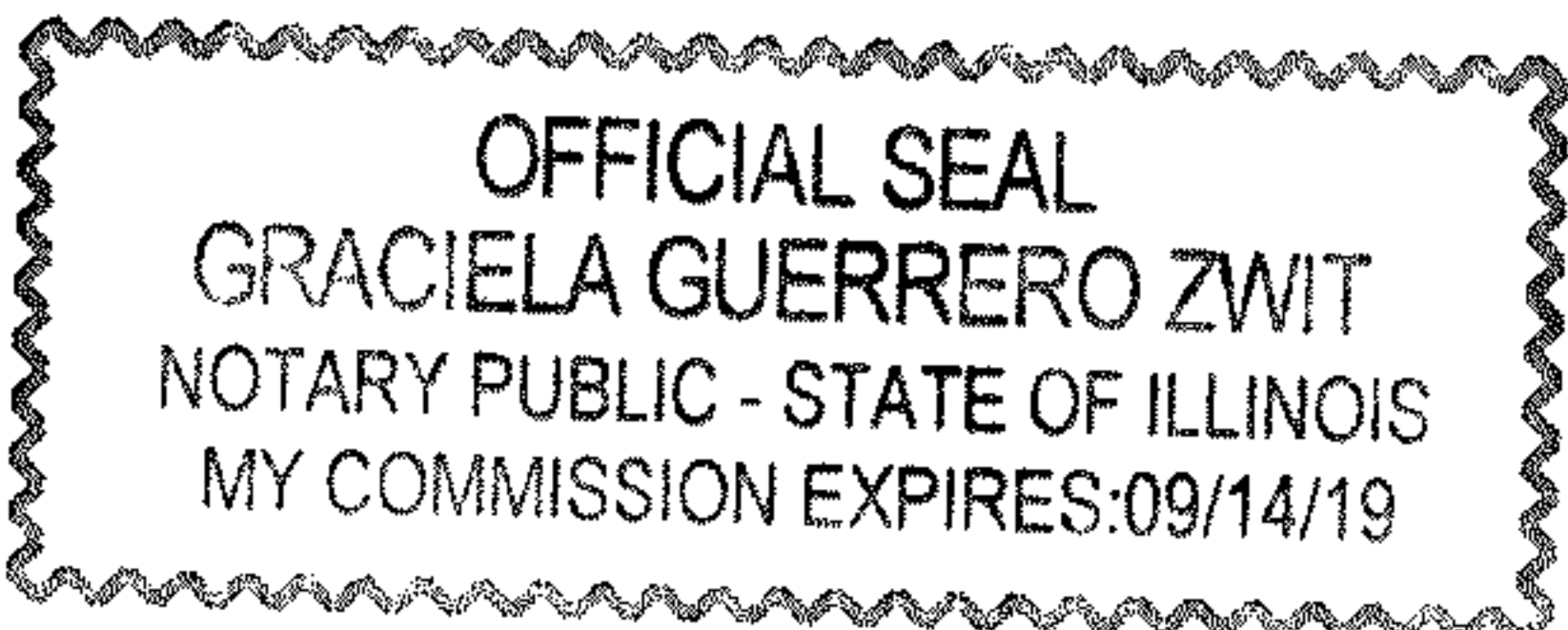
The Meredith L. Helms Living Trust

Wesley R. Helms  
WESLEY R. HELMS, TRUSTEE

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY R. HELMS, whose name as Trustee of THE MEREDITH L. HELMS LIVING TRUST, 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 said instrument, he, in his capacity as said Trustee of The MEREDITH. HELMS LIVING TRUST and with full authority, executed the same voluntarily for and as the act of said Estate.

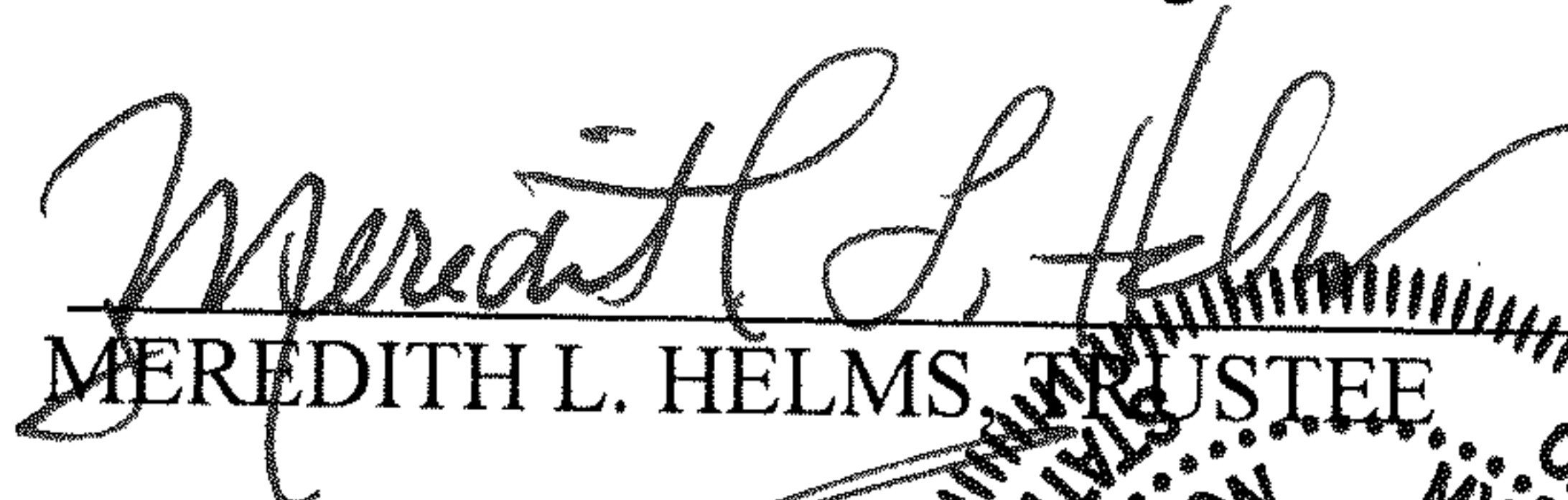
Given under my hand and official seal this the 26 day of February, 2019.



Graciela Guerrero ZWIT  
Notary Public  
Print Name: **GRACE GUERRERO ZWIT**  
Commission Expires: 9/14/19



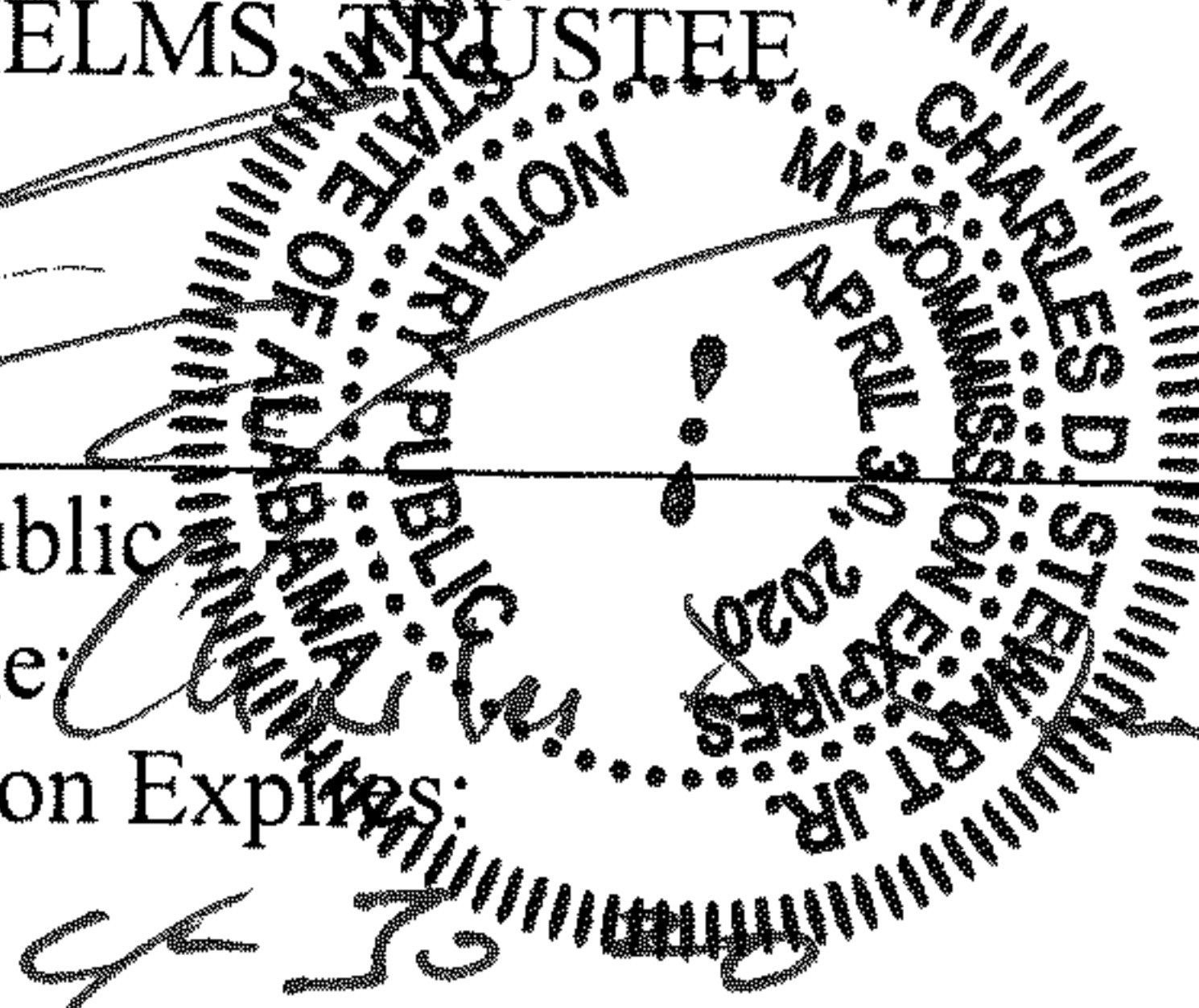
The Meredith L. Helms Living Trust

  
MEREDITH L. HELMS, TRUSTEE

Notary Public

Print Name:

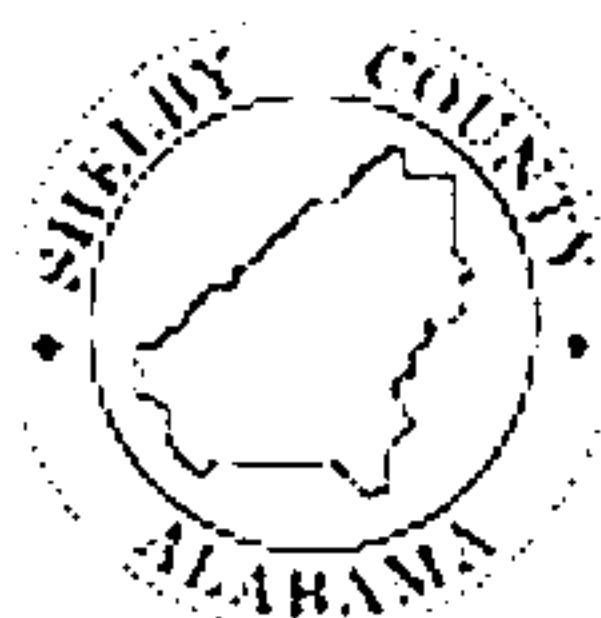
Commission Expires:



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MEREDITH L. HELMS, whose name as Trustee of THE MEREDITH L. HELMS LIVING TRUST, 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 said instrument, she, in her capacity as said Trustee of The MEREDITH. HELMS LIVING TRUST and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 28<sup>th</sup> day of February, 2019.

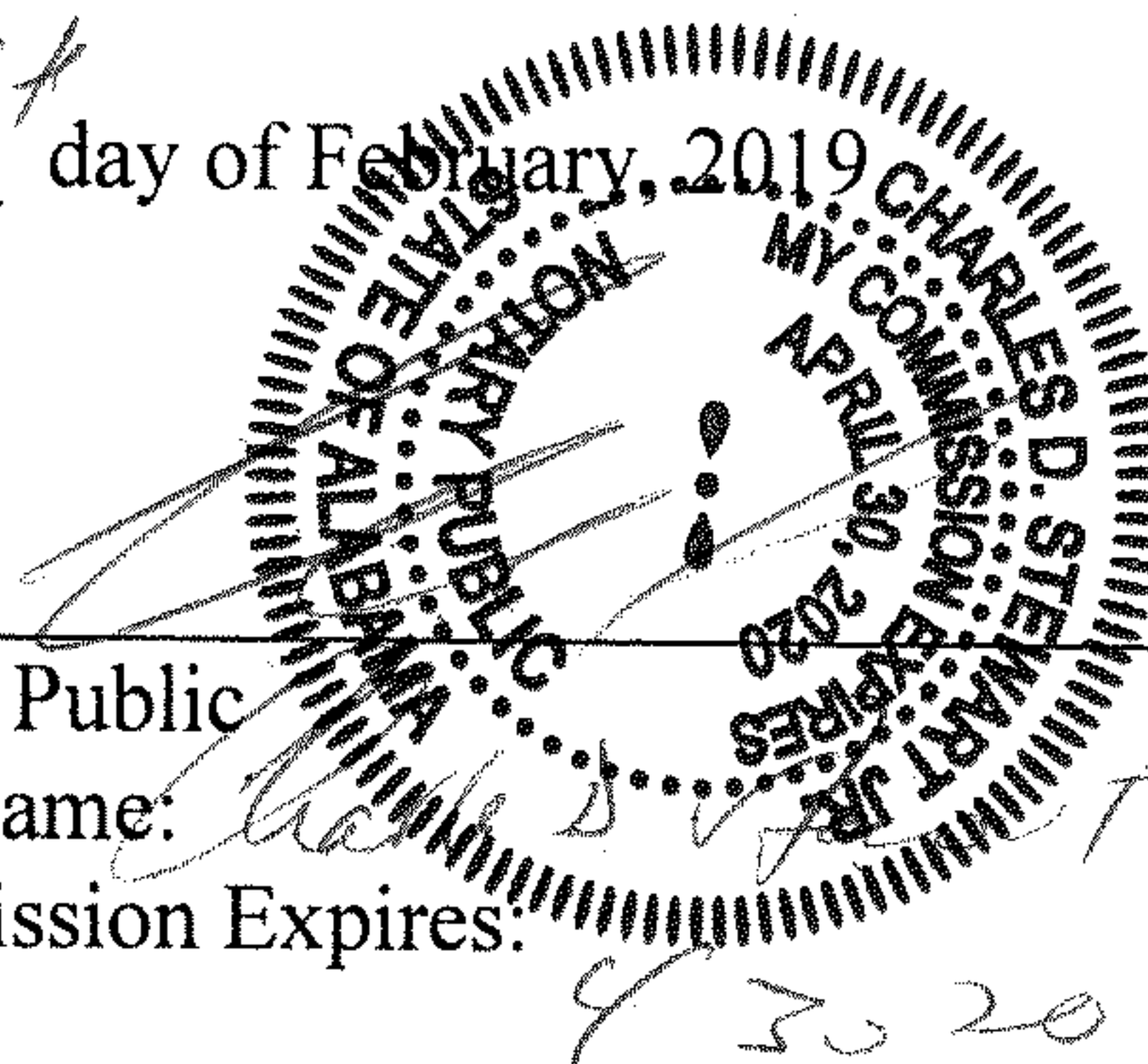


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/07/2019 11:26:19 AM  
\$126.00 CHERRY  
20190307000072920

Notary Public

Print Name:

Commission Expires:



*Allen S. Bayl*

The Wesley R. Helms Living Trust

  
MEREDITH L. HELMS, TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MEREDITH L. HELMS, whose name as Trustee of THE WESLEY R. HELMS LIVING TRUST, 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 said instrument, she, in her capacity as said Trustee of The WESLEY R. HELMS LIVING TRUST and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 28<sup>th</sup> day of February, 2019.

Notary Public

Print Name:

Commission Expires:

