

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Kevin L. Land & Mechelle Lee Land
485 Highway 438
Wilsonville, AL 35186

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Seven Thousand Four Hundred Forty One and No/10 Dollars (\$77,441.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Georgia-Alabama Land Trust, Inc., a Georgia non-profit corporation, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Kevin L. Land and Mechelle Lee Land (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2019.

GEORGIA-ALABAMA LAND TRUST INC.
a Georgia non-profit corporation

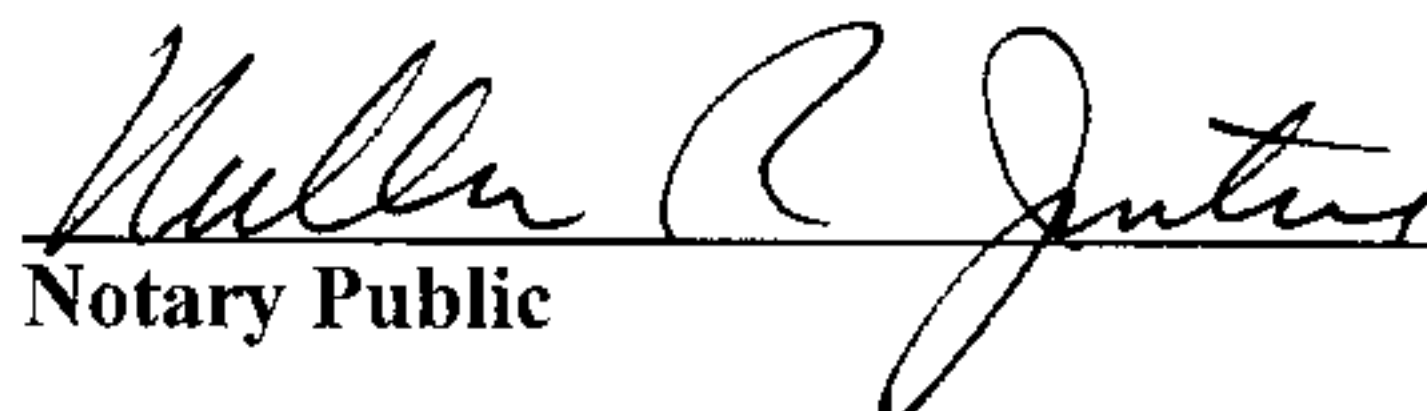


By: Warner L. Kennon, Jr., as Staff Attorney


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warner L. Kennon, Jr., as Staff Attorney of the Georgia-Alabama Land Trust Inc., a Georgia non-profit corporation, who is authorized to sign 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 in his capacity as Staff Attorney of said non-profit corporation.

Given under my hand and official seal this 7th day of March, 2019.


Notary Public

My Commission Expires: 9-11-19


20190308000074860 1/3 \$98.50
Shelby Cnty Judge of Probate, AL
03/08/2019 11:50:49 AM FILED/CERT


Shelby County, AL 03/08/2019
State of Alabama
Deed Tax: \$77.50



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner at the NE ¼ of the NW ¼ of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning; thence South 89 degrees 54 minutes 55 seconds West for a distance of 1321.35 feet; thence South 00 degrees 44 minutes 01 seconds West for a distance of 150.28; thence South 00 degrees 44 minutes 01 seconds west for a distance of 297.72 feet; thence South 62 degrees 15 minutes 34 seconds East for a distance of 1077.03 feet to the Northwesternly R.O.W. line of Shelby County Highway 55, 80' R.O.W.; thence North 33 degrees 08 minutes 25 seconds East and along said R.O.W. line for a distance of 278.41 feet to a curve to the left, having a radius of 6960.00 feet, and subtended by a chord bearing North 31 degrees 23 minutes 13 seconds East, and a chord distance of 422.08 feet; thence along the arc of said curve and said R.O.W. line for a distance of 422.14 feet; thence North 00 degrees 17 minutes 30 seconds East and leaving said R.O.W. line for a distance of 357.81 feet to the Point of Beginning.

mtf


20190308000074860 2/3 \$98.50
Shelby Cnty Judge of Probate, AL
03/08/2019 11:50:49 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantee's Name: Kevin L. Land & Mechelle Lee Land
Mailing Address: 485 Highway 438
Wilsonville, AL 35186


Date of Sale 3-7-19
 Total Purchase Price \$ 77,441.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

☐ Bill of Sale
 ☐ Appraisal
☒ Sales Contract
 ☐ Other – _____
☒ Closing Statement

Instructions

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).

GEORGIA-ALABAMA LAND TRUST, INC.

Sign 
(Grantor/Grantee/Owner/Agent) circle one
BY: WARNER L. KENNON, JR.
Print ITS: STAFF ATTORNEY

(Verified by)

Form RT-1



20190308000074860 3/3 \$98.50
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