

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

Consideration: \$10,000.00

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND 00/00 (\$10.00) **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 GEORGE J. KLAMER REVOCABLE LIVING TRUST **whose property address** is: 9314 Bear Creek Road, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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

\$0.00 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 26<sup>th</sup> day of February, 2019.

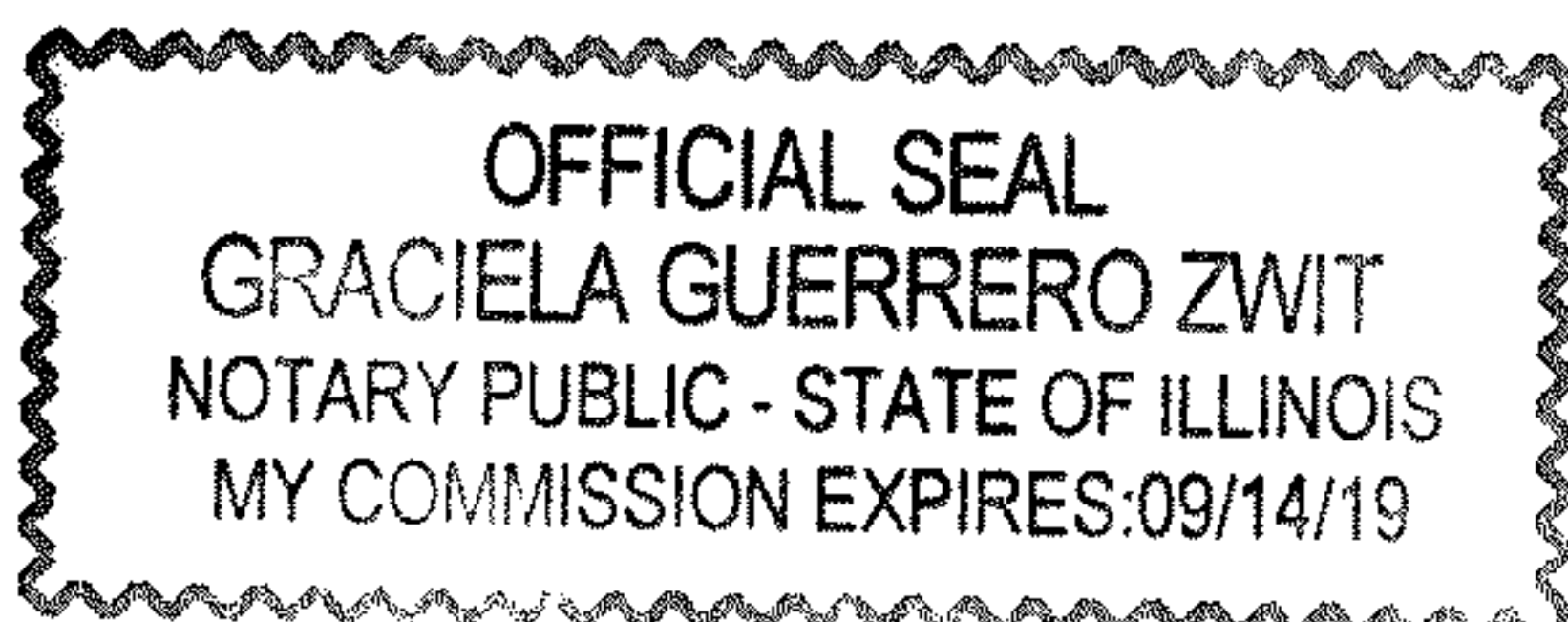
The Wesley R. Helms Living Trust


  
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.



  
Notary Public  
Print Name:  
Commission Expires:

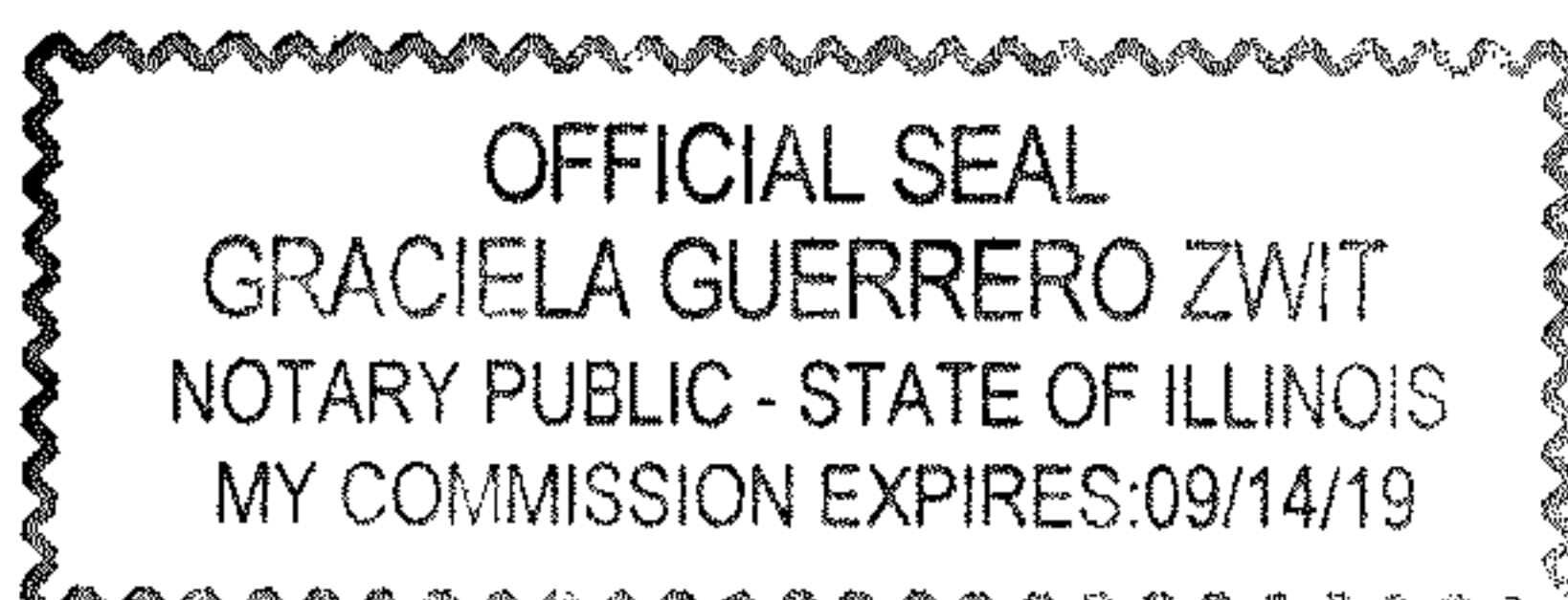
The Meredith L. Helms Living Trust

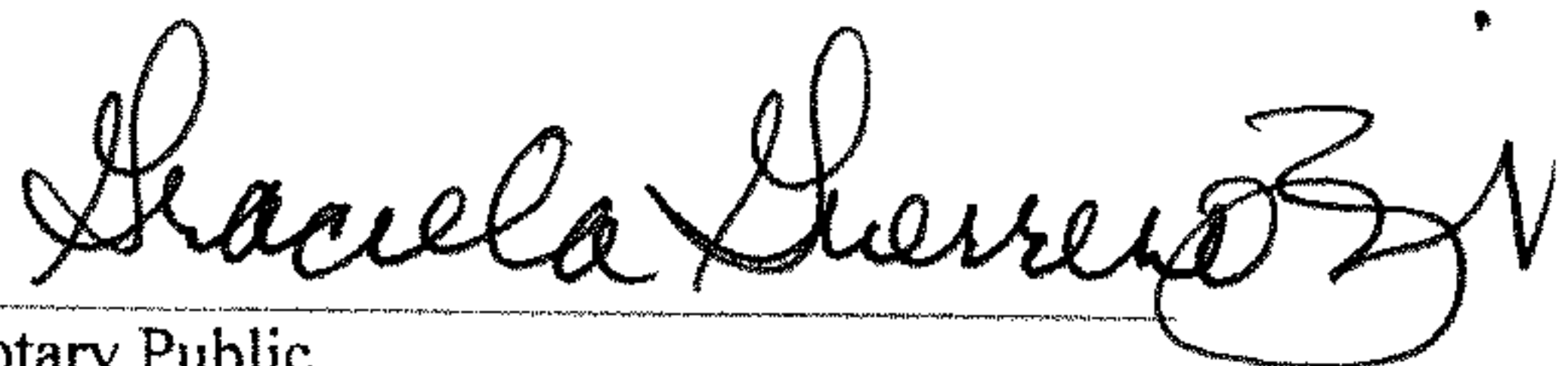
  
WESLEY R. HELMS, TRUSTEE

STATE OF IL  
COUNTY OF COOK

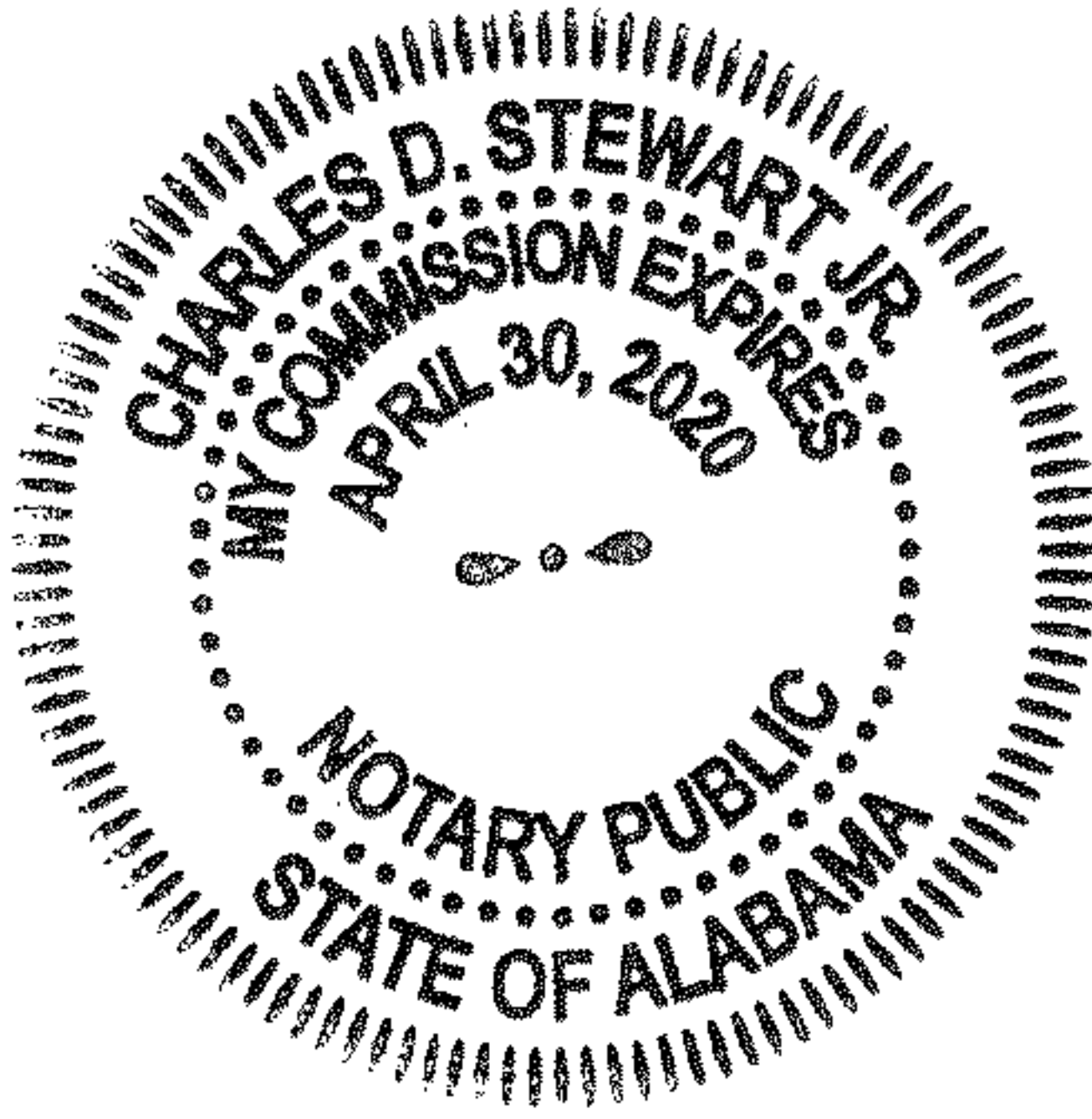
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY R. HELMS, whose name as Trustee of THE MEREDITH L. HELMS LIVING TRUST, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents 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.



  
Notary Public  
Print Name:  
Commission Expires:





The Meredith L. Helms Living Trust

*Meredith L. Helms*  
MEREDITH L. HELMS, TRUSTEE

Notary Public

Print Name:

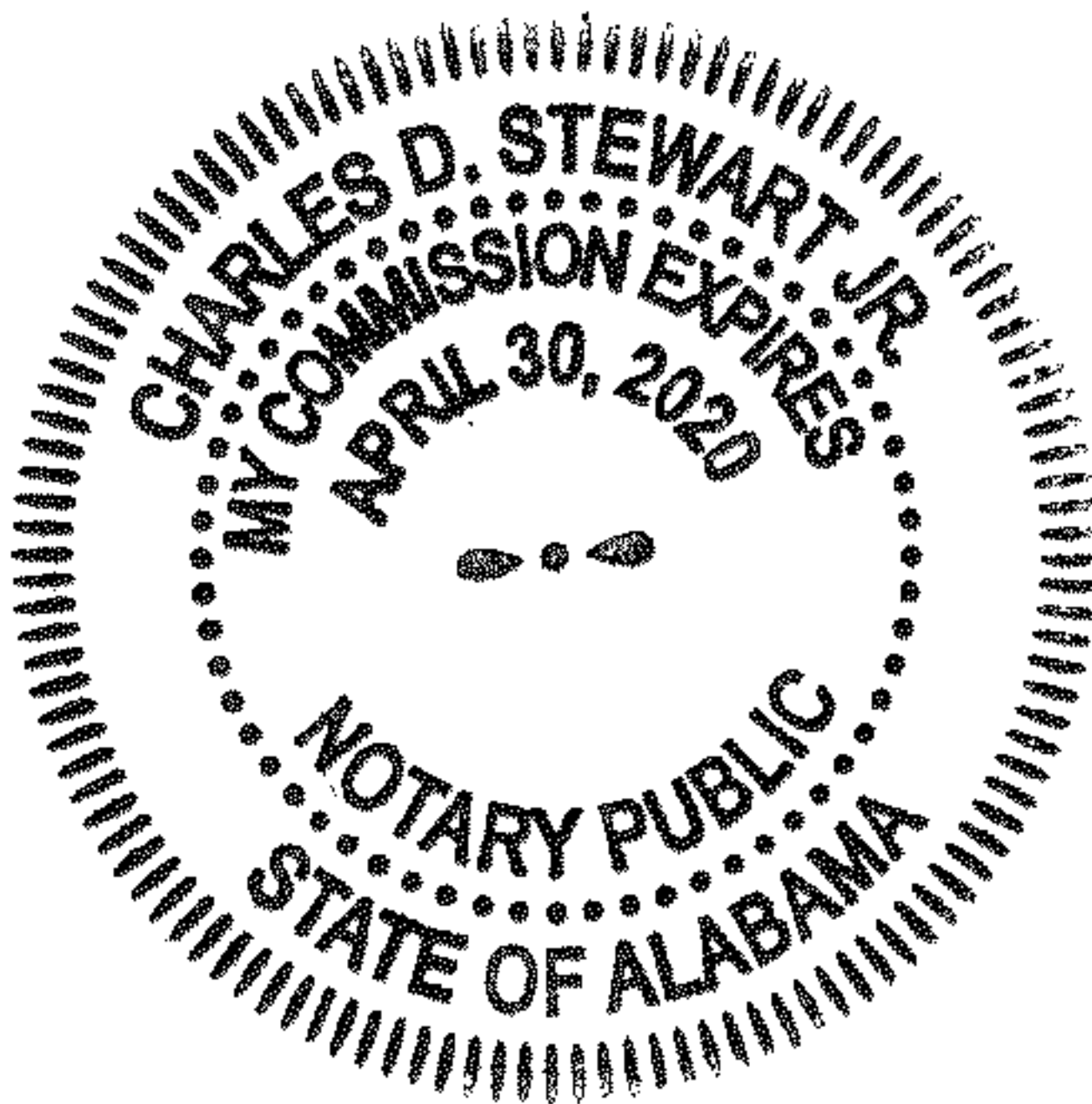
Commission Expires:

*Charles D. Stewart Jr.*  
4-30-20

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 27<sup>th</sup> day of February, 2019.



Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart Jr.*  
4-30-20

The Wesley R. Helms Living Trust

*Meredith L. Helms*  
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 27<sup>th</sup> day of February, 2019.



Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart Jr.*  
4-30-20

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the East 1/2 of the Southwest quarter of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

Begin a 1 1/2 inch pipe found, locally accepted to be the Southeast corner of the Southeast quarter of the

Southwest quarter of said Section 21; thence run in a westerly direction along the South line of said quarter-quarter Section for a distance of 1328.82 feet to a 1 1/2 inch pipe found, locally accepted to be the Southwest corner of said quarter-quarter section; thence turn an angle to the right of 89 degrees, 54 minutes, 55 seconds and run in a Northerly direction along the West line of said quarter-quarter Section for a distance of 1,089.18 feet to a point on the Southeast right of way line of Shelby County Highway No. 43; thence turn an angle to the right of 37 degrees, 23 minutes, 20 seconds and run in a northeasterly direction along the Southeast right of way line for a distance of 191.5 feet to a concrete monument found; thence turn an angle to the right of 89 degrees, 40 minutes, 25 seconds, and run in a Southeasterly direction along the Southeast right of way line for a distance of 10.26 feet to a concrete monument found; thence run an angle to the left of 89 degrees, 40 minutes, 25 seconds, and run in a Northeasterly direction along said Southeast right of way line for a distance of 99.57 feet to a concrete monument found; thence turn an angle to the left of 92 degrees, 45 minutes, 23 seconds and run in a Northwesterly direction along said Southeast right of way line for a distance of 10.46 feet to a concrete monument found; thence turn an angle to the right of 92 degrees, 33 minutes, 25 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 963.00 feet to a point on the South margin of a gravel road; thence turn an angle to the right of 74 degrees, 36 minutes, 34 seconds, and run in a Southeasterly direction for a distance of 170.37 feet to a point; thence turn an angle to the left of 11 degrees, 29 minutes, 33 seconds and run in a Southeasterly direction for a distance of 202.30 feet to a point; thence turn an angle to the right of 45 degrees, 16 minutes, 08 seconds and run in a Southeasterly direction for a distance of 89.80 feet to a point; thence turn an angle to the right of 27 degrees, 02 minutes, 50 seconds and run in a Southeasterly direction for a distance of 65.72 feet to a point; thence turn an angle to the right of 29 degrees, 47 minutes, 00 seconds and run in a Southwesterly direction for a distance of 137.53 feet to a point; thence turn an angle to the left of 44 degrees, 46 minutes, 00 seconds and run in a Southeasterly direction for a distance of 194.51 feet to a point; thence turn an angle to the left of 57 degrees, 53 minutes, 07 seconds and run in a Southeasterly direction for a distance of 120.17 feet to a point on the East line of the Northeast quarter of the Southwest quarter of said Section 21; thence turn an angle to the right of 79 degrees, 42 minutes, 35 seconds and run in a Southerly direction along the East line of said Northeast quarter for a distance of 188.14 feet to a 1 1/2 inch pipe found, locally accepted to be the Southeast corner of said quarter-quarter; thence turn an angle to the right of 00 degrees, 00 minutes, 48 seconds and run in a Southerly direction for a distance of 1,335.17 feet to the point of beginning; said parcel of land containing 52.14 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/26/2019 10:11:25 AM  
\$37.00 CHERRY  
20190326000096010

*Allen S. Bayl*