

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25536

Send Tax Notice To: Joseph Henry Whitehead
5200 Hwy 62
Vincent, AL 35178

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth D Kemper and Deborah M Kemper**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Henry Whitehead**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

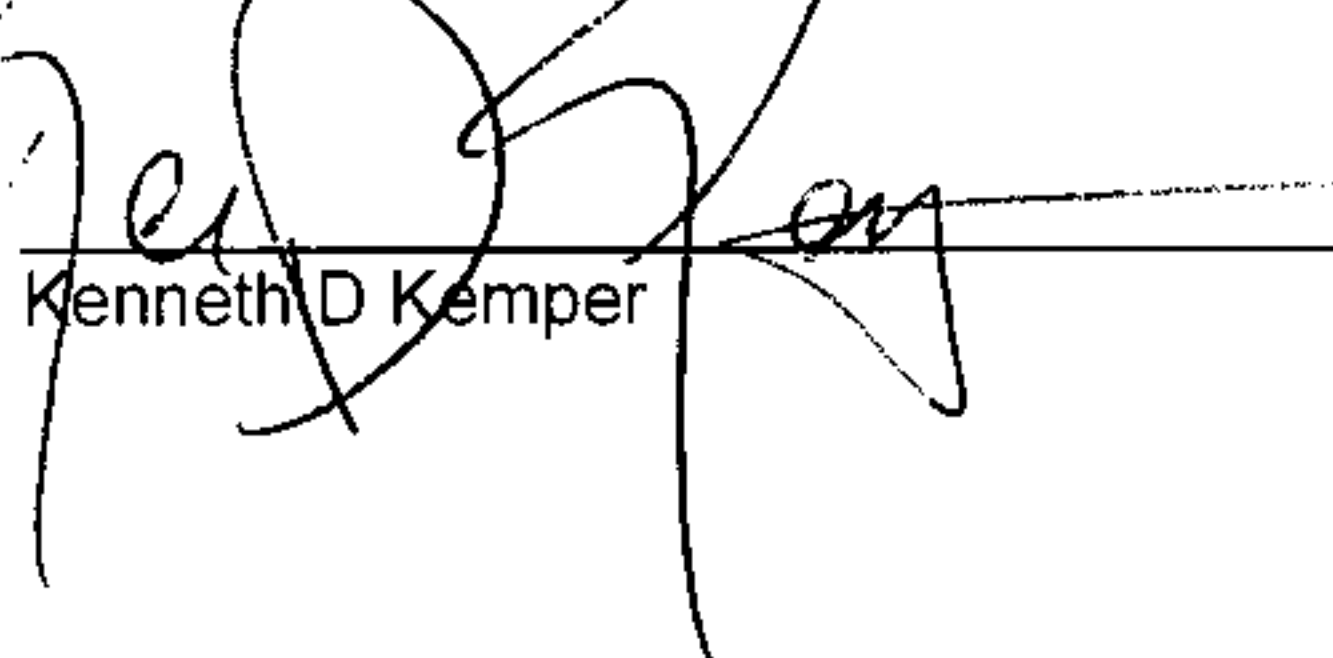
Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

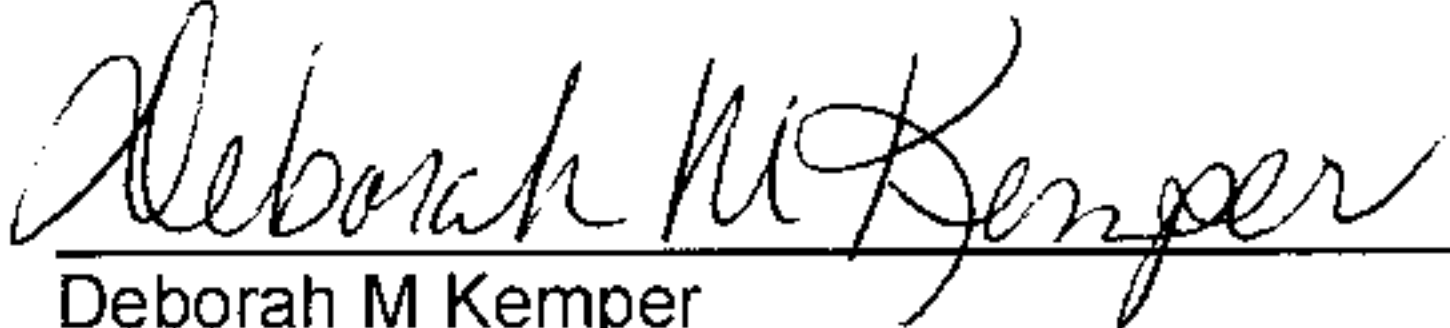
\$176,739.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2019.


Kenneth D Kemper

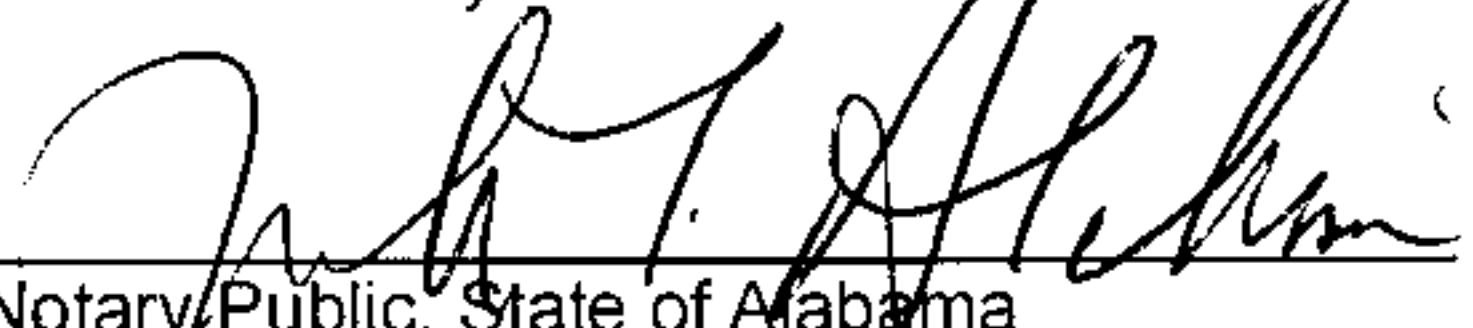

Deborah M Kemper

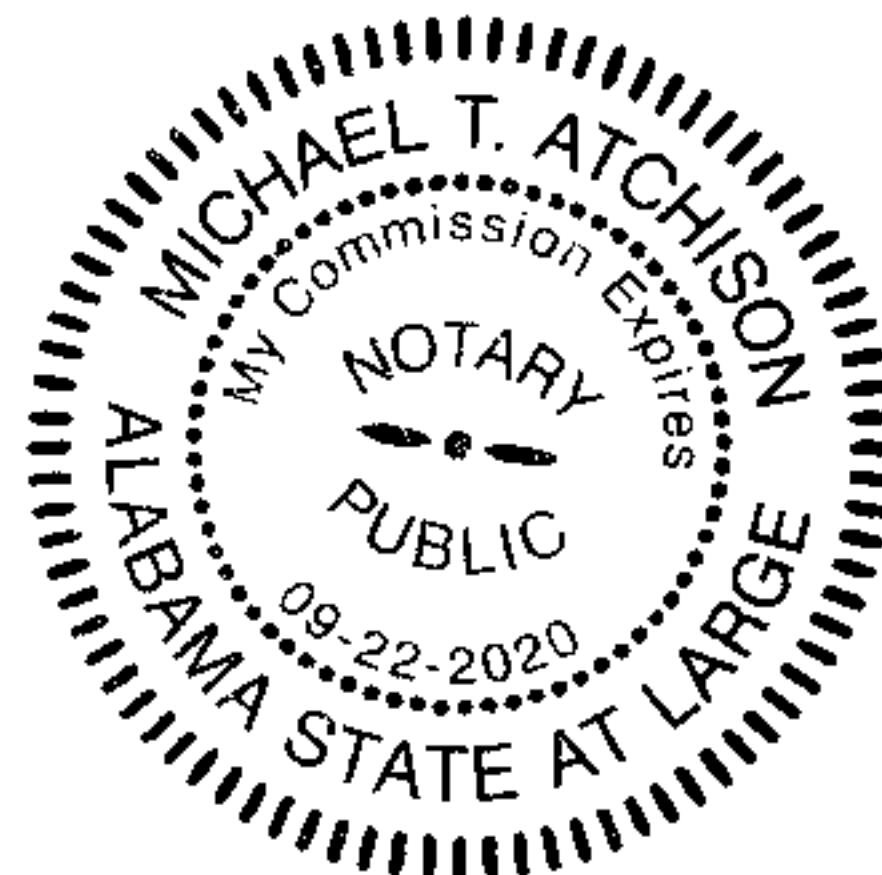
State of Alabama


County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Kenneth D Kemper and Deborah M Kemper, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2019.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020




20190701000234810 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
07/01/2019 02:08:50 PM FILED/CERT


Shelby County, AL 07/01/2019
State of Alabama
Deed Tax: \$3.50

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 3 East; Thence run N 89°03'04" E, along the North line of said 1/4-1/4 for 88.01'; thence run S 0° 58'40" W for 642.34' to a found 1/2" rebar on the East right of way line of Shelby County Highway No. 62; thence run S 2°07'08" E, along said right of way line for 146.88' to the POINT OF BEGINNING; thence continue on the last described course for 35.20' to a set 1/2' rebar; thence run S 89°24'16" E for 211.75' to a set 1/2 " rebar; thence run N 0°43'52" W for 35.10' to a found 1/2" rebar; thence run N 89°22'41" W 210.00' to the POINT OF BEGINNING.

Parcel II: A part of the NW 1/4 of the NE 1/4 of sections 19, Township 19 South, Range 3 East, more particularly described as follows:

Commence at the Northwest corner of said NE 1/4 of said Section 19 and run thence 88 degrees 30 minutes East 61 feet, thence run 91 degrees 50 minutes right 20 feet to a point; thence continue in the same direction 317.0 feet; thence run 5 degrees 30 minutes left 117.4 feet; thence run 84 degrees 30 minutes left 399 feet; thence run 91 degrees 00 minutes right 210 feet to a point , thence run 89 degrees 00 minutes right 171 feet to point of beginning of the property herein conveyed, thence continue in the same direction a distance of 210 feet to a point on Shelby County Highway 62; thence turn 89 degrees 00 minutes left and run 135 feet to a point; thence turn to the left and run easterly parallel with the Northern boundary of the property herein being conveyed a distance of 210 feet to a point; thence turn to the left and run Northerly 135 feet to point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.


20190701000234810 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
07/01/2019 02:08:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth D Kemper
Deborah M Kemper

Grantee's Name Joseph Henry Whitehead

Mailing Address 218 Pine Hill Dr.
Columbiana, AL 35057

Mailing Address 5200 Hwy 62
Vincent, AL 35178

Property Address 5200 Hwy 62
Vincent, AL 35178

Date of Sale June 28, 2019
Total Purchase Price \$180,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 June 25, 2019

Print Kenneth D Kemper

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190701000234810 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
07/01/2019 02:08:50 PM FILED/CERT

Form RT-1