

Parcel I.D. #:

Send Tax Notice To: George Carey Kendrick  
140 Kendrick Farm Road  
Montevallo, AL 35115

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## WARRANTY DEED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

Know all men by these presents, that in consideration of the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Robert Joseph Colestro and Freda Louise Kendrick Colestro, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **George Carey Kendrick**, hereinafter known as the GRANTEE;

*A house and lot at 1600 Highway 880, further described as: Once acre of land in the SW 1/4 of the SE 1/4 of § 6, Township 24 North, Range 13 East, described as follows: Commence at the SW corner of said 1/4-1/4 section; Thence run East along the South 1/4-1/4 line 180 feet to the Point of Beginning; Thence continue last course 458.5 feet; Thence run North 95 feet; Thence run West 458.5 feet; Thence run South 95 feet to the Point of Beginning.*

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

A \$50,000.00 purchase money mortgage was recorded simultaneously herewith.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.



20190815000297260 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/15/2019 01:14:57 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 17<sup>th</sup> Day of July, 2019.

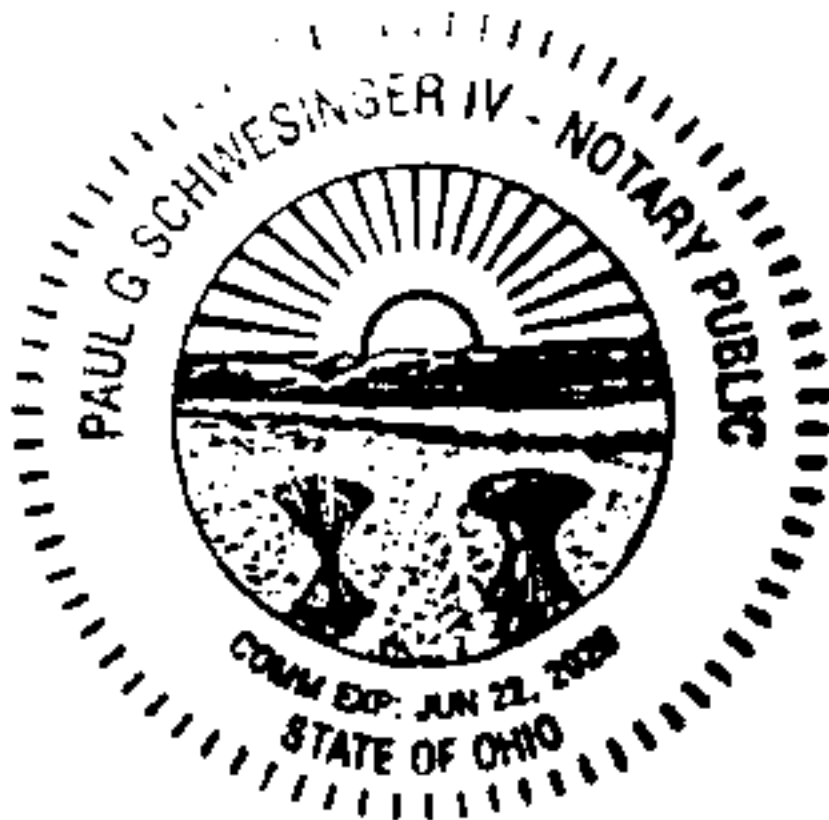
Robert Joseph Colestro  
Robert Joseph Colestro  
GRANTOR

Freda Louise Kendrick Colestro  
Freda Louise Kendrick Colestro  
GRANTOR

STATE OF OHIO )  
COUNTY OF Portage )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Robert Joseph Colestro*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 17<sup>th</sup> Day of July, 2019.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: June 22 2028

STATE OF OHIO )  
COUNTY OF Portage )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Freda Louise Kendrick Colestro*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

  
20190815000297260 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/15/2019 01:14:57 PM FILED/CERT

Given under my hand and official seal of office on this the 17<sup>th</sup> Day of July, 2019.



  
NOTARY PUBLIC  
My Commission Expires: June 22 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Closing did not occur in the office of the preparer.



20190815000297260 3/4 \$25.00  
Shelby Cnty Judge of Probate: AL  
08/15/2019 01:14:57 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 Freda Colestro  
Mailing Address 277 1/2 Ave Blvd  
Prichard, AL 36911

Grantee's Name George Kendrick  
Mailing Address 142 Kendrick Farm 2  
Montevallo, AL 35766

Property Address 1600 Hwy 889  
Montevallo, AL

Date of Sale 7/10/19  
Total Purchase Price \$ 50,000.00

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☒ Other

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 7/17/19

Unattested



20190815000297260 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/15/2019 01:14:57 PM FILED/CERT

Print Freda Colestro

Sign Freda Colestro

(Grantor/Grantee/Owner/Agent) circle one