

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Mae Hugh Kidd, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Vernon Antonious Kidd and Hugh Antonious Kidd, Sr. (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Starting at the SW corner of Leslie Abrams lot which is three hundred seventy one (371) feet West of SE corner of the SW 1/4 of Section 2, Township 19 South, Range 2 East; then run North two hundred ten (210) feet; thence West two hundred eighty two (282) feet; thence South two hundred ten (210) feet; thence East two hundred eighty two (282) feet along land line to starting point, containing one and one-third of an acre, more or less, being in the S 1/2 of the SE 1/4 of the SW 1/4, Section 2, Township 19 South, Range 2 East.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

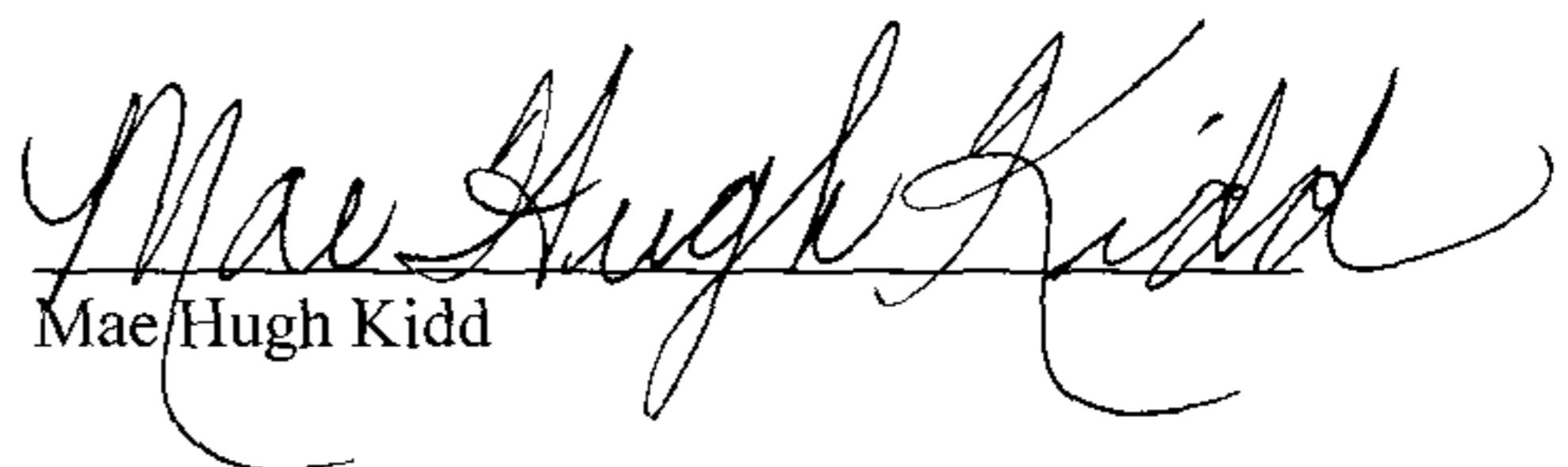
GRANTOR reserves to herself a life estate in the above described property.

TO HAVE AND TO HOLD to the said GRANTEE and his or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of October, 2019.



Mae Hugh Kidd

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mae Hugh Kidd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2019.



Karen R. Justice
Notary Public

My commission expires: 9-12-23



20191001000359650 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
10/01/2019 03:23:24 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 Mae Hugh Kidd
Mailing Address 131 Dates Lane
Vincent, AL 35178

Grantee's Name see deed
Mailing Address 2867 Conifer Drive
Fairfield, CA 94533

Property Address 131 Dates Lane
Vincent, AL 35178

Date of Sale 10-1-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,520

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 Appraisal
 Sales Contract Other
 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 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 10-1-19

Print Mae Hugh Kidd

Unattested

Sign Mae Hugh Kidd

(Grantor/Grantee/Owner/Agent) circle one



20191001000359650 3/3 \$64.00
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Form RT-1