

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Kevin B. Laws
Jessica Winton Laws
1132 Weybridge Rd
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY THOUSAND and 00/100 Dollars (\$90,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Charles Grinkmeyer and Christina Grinkmeyer, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Kevin B. Laws and Jessica Winton Laws, husband and wife (herein referred to as GRANTEES), 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, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

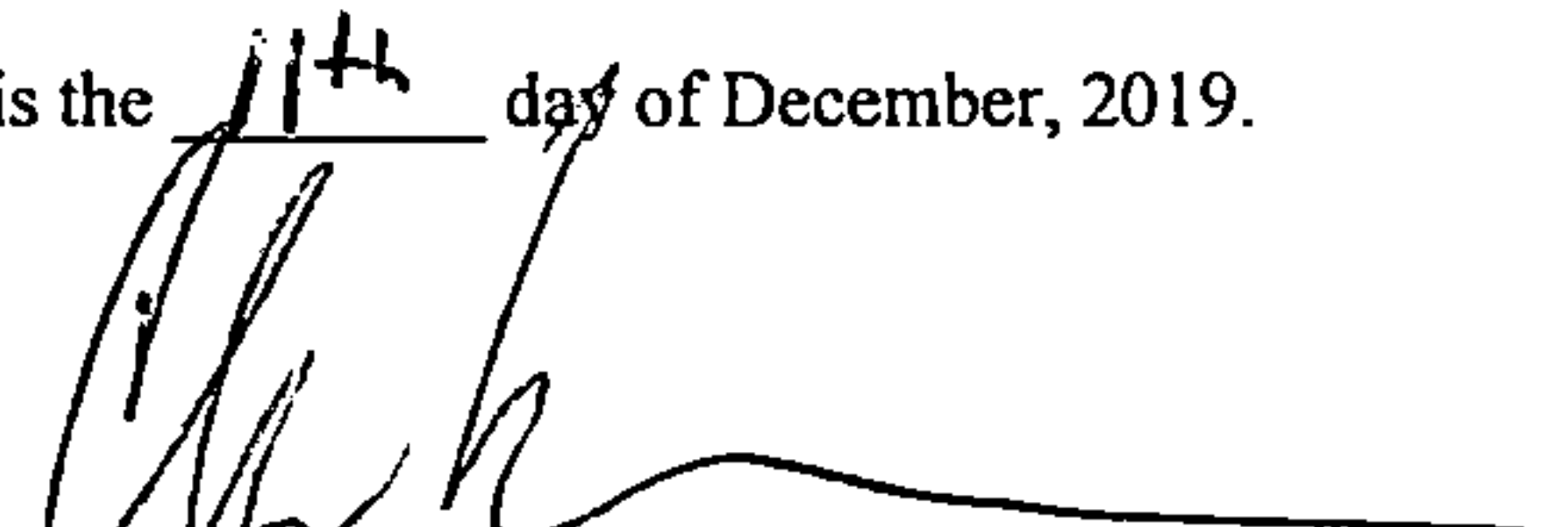
Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

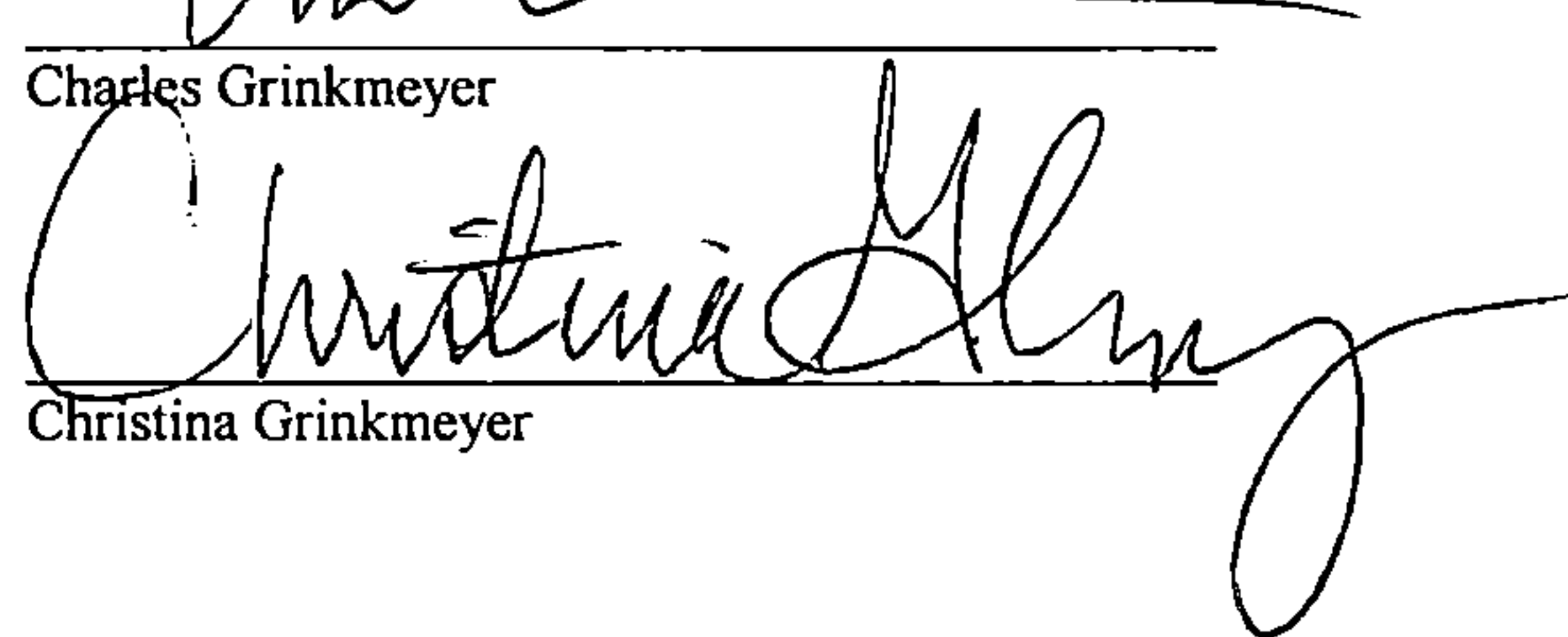
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 11th day of December, 2019.


20200214000062330 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
02/14/2020 01:04:59 PM FILED/CERT



Charles Grinkmeyer


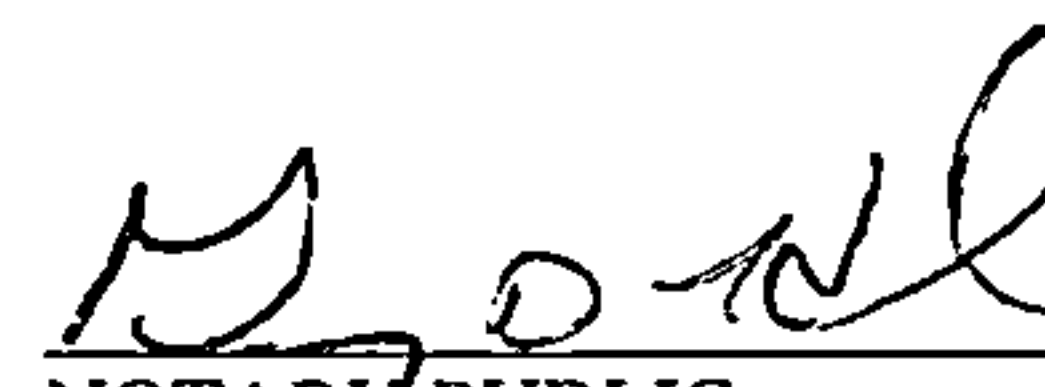
Christina Grinkmeyer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Grinkmeyer and Christina Grinkmeyer, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of December, 2019.

Shelby County, AL 02/14/2020
State of Alabama
Deed Tax: \$90.00



NOTARY PUBLIC
My Commission Expires: 8-21-23

EXHIBIT "A"

Legal Description:

Lot 17, according to the Survey of Chelsea Farms, Sector 3, as recorded in Map Book 48, Page 100, in the Probate Office of Shelby County, Alabama.

Together with and subject to the following easement:

A 50' wide ingress/egress & utilities easement situated in the SW 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the East corner of Lot 16 Chelsea Farms Sector 3, as recorded in the Probate Office of Shelby County, Alabama in Map Book 48, Page 100, said point also being the North corner of Lot 17 of said Chelsea Farms Sector 3 and on the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.); thence along the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.) with a curve turning to the left with an arc length of 29.94', with a radius of 5,290.00', with a chord bearing of S 58°15'27" E, with a chord length of 29.94'; thence leaving said right of way, S 65°08'17" W a distance of 216.48'; thence N 24°51'43" W a distance of 25.00' to a point on the common line between said Lot 16 and Lot 17; thence continue N 24°51'43" W a distance of 25.00'; thence N 65°08'17" E a distance of 183.72' to a point on the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.); thence along the southwesterly right of way of Shelby County Highway #69 (80' R.O.W.) with a curve turning to the left with an arc length of 29.83', with a radius of 5,290.00', with a chord bearing of S 57°56'02" E, with a chord length of 29.83' to the Point of Beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Charles Grinkmeyer
Mailing Address Christina Grinkmeyer
402 41225 Paxton Place
Birmingham, AL 35212

Grantee's Name Kevin D Lewis
Mailing Address 1132 Weybridge Rd
Pelham, AL 35124

Property Address See Exhibit A
to Deed

Date of Sale 12-11-19
Total Purchase Price \$ 90,000.00

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 12-11-19

Print Gregory D Hamel

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1