

20200513000190220
05/13/2020 03:18:09 PM
DEEDS 1/4

Send tax notice to:
King Family Holdings, LLC
c/o Michael A. King
437 Hillside Avenue
Westfield, NJ 07090

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Chris S. King, a married man (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto King Family Holdings, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of my interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

PERSONAL RESIDENCE:

Begin at the Southwest corner of NW1/4 of NW1/4 of Section 36, Township 19 South, Range 3 West, thence North for 317.78 feet; thence right for 85 deg. 41 min. for 112.48 feet; thence right 50 deg. 05 min. for 140.05 feet; thence left 16 deg. 00 min. for 117.06 feet; thence right 8 deg. 08 min. 20 sec. for 83.05 feet; thence right 4 deg. 06 min. for 82.5 feet; thence right 94 deg. 51 min. 20 sec. for 67.2 feet; thence left 7 deg. 27 min. for 79.15 feet; thence left 1 deg. 25 min. 40 sec. for 239.59 feet; thence right 12 deg. 24 min. 20 sec. for 250.18 feet; thence right 129 deg. 40 min. for 394.86 feet to point of beginning. Contains 2.09 acres, more or less, in NW1/4 of NW1/4 of Section 36, Township 19 South, Range 3 West, also contains 2.13 acres, more or less, in SW1/4 of NW1/4 of Section 36, Township 19 South, Range 3 West.

Mineral and mining rights excepted, and subject to easements and rights of way of record.

WILLOW CREEK:

Lot 54, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, page 102 A&B, in the Probate Office of Shelby County, Alabama

MCQUEEN DRIVE:

Lot No. 2 in Block #13 in the town of Helena, Alabama, and situated and being a part of the Northwest quarter of the Southwest quarter of Section 15 Township 20, Range 3, West, more particularly described as one house and lot of one acre, on the Southwest corner of First Avenue and fourth Street, as mapped by Joseph Squire of Helena, Alabama beginning at the Southwest corner of first Avenue and Fourth Street and run West along the South side of First Avenue 172 feet to Section line between Sections 15 and 16 in Township 20, Range 3 West, and run thence South along said Section line 257.5 feet; thence East 130.8 feet to Fourth Street; run thence North along the West side of Fourth Street 257 feet to the point of beginning, containing 1 acre, more or less with all houses thereon belonging on said lot, and situated and being in the Tow of Helena, in Shelby County, Alabama and also

A part of Block 13 in the town of Helena, Alabama, as mapped by Joseph Squire, as follows: Begin at the Southeast corner of said Block 13 on the North edge of First Avenue and run West along the North edge of said First Avenue 176 feet to a Section Line, between Sections 15 and 16 in Township 20, South, Range 3 West, and run thence North along the said Section line 195 feet to a stake; run thence East 176 feet parallel with the North side of first Avenue to a stake; run thence South parallel with said Section line 195 feet to the point of beginning, and containing .75 of an acre of land, more or less, and located in the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 15, Township 20 South, Range 3 West, mineral rights hereby reserved, which rights have heretofore been sold.

SOURCE OF TITLE: 20200512000187260

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Residential purposes only, containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the center line of the road or street providing access to said property.

3. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

4. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The above properties do not constitute the homestead of the Grantor.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 16th day of December, 2019.

Chris S. King
Chris S. King

I, the undersigned authority, a Notary Public in and for the County of Butler, State of Ohio, hereby certify that Chris S. King, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of December, 2019.

[Signature]
Notary Public

Don C. Morner
Printed Name

(NOTARY SEAL)

My Commission Expires DON C. MORNER
NOTARY PUBLIC, STATE OF OHIO
BUTLER COUNTY
My Commission Expires 8/9/2022



Real Estate Sales Validation Form

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

Grantor's Name	Chris S. King	Grantee's Name	King Family Holdings, LLC
Mailing Address	6120 Stephenson Road Oxford, OH 45056	Mailing Address	c/o Michael A. King 437 Hillside Avenue Westfield, NJ 07090
Property Address	3438 Indian Lake Drive, Pelham; 1156 Willow Creek Court; 1212 McQueen Drive, Helena	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		ONE-FIFTH (1/5) Assessor's Market Value \$	85,600.00

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 12/16/2019Print Chris S. King☒ Unattested

Sign

Chris S. King

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 03:18:09 PM
\$117.00 CHARITY
20200513000190220

Allen S. Bayl