

20200818000356190
08/18/2020 08:54:42 AM
DEEDS 1/6

Send tax notice to:
Colleen White and Kevin White
143 Heather Ridge Drive
Pelham, AL 35124
PEL2000265

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, Heirs at Law of Edna E. Kelley, deceased, namely, **Chester Kelley, III, an unmarried man, and Sandra Allen, a married woman, and Colleen White and Kevin White, Wife and Husband, (hereinafter referred to as "Grantors")**, by **Colleen White and Kevin White (hereinafter referred to as "Grantees")**, the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

Edna E. Kelley, having died on or about the 6th day of November, 2019, is the surviving grantee in deed recorded in Instrument No. 1998-51334, in the Probate Office of Shelby County, Alabama; the other grantee, Chester Kelley, Jr., having died on or about the 17th day of June, 2011.

The above named and undersigned Grantors constitute all Heirs at Law of Edna E. Kelley, deceased, as established by the heirship affidavits recorded simultaneously herewith.

This deed is being executed to correct that certain Quit Claim Deed recorded in Instrument No. 20200107000009880 in the Probate Office of Shelby County, Alabama, in order to clear title and properly convey title of the subject property herein from all Heirs at Law of the deceased, Edna E. Kelley.

The subject property conveyed herein does not constitute the homestead of Grantor, Sandra Allen, nor the homestead of her respective spouse.

Kevin White is one and the same person as Kevin Dale White.

Edna E. Kelley is one and the same person as Edna Kelley. Edna E. Kelley is also one and the same person as Edna Earle Kelley and Edna Crowder Kelley.


Sandra Allen is one and the same person as Sandra A. Allen.

Colleen White is one and the same person as Colleen Kelley White.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantors have hereunto set their signatures and seals on this this 1st day of July, 2020.



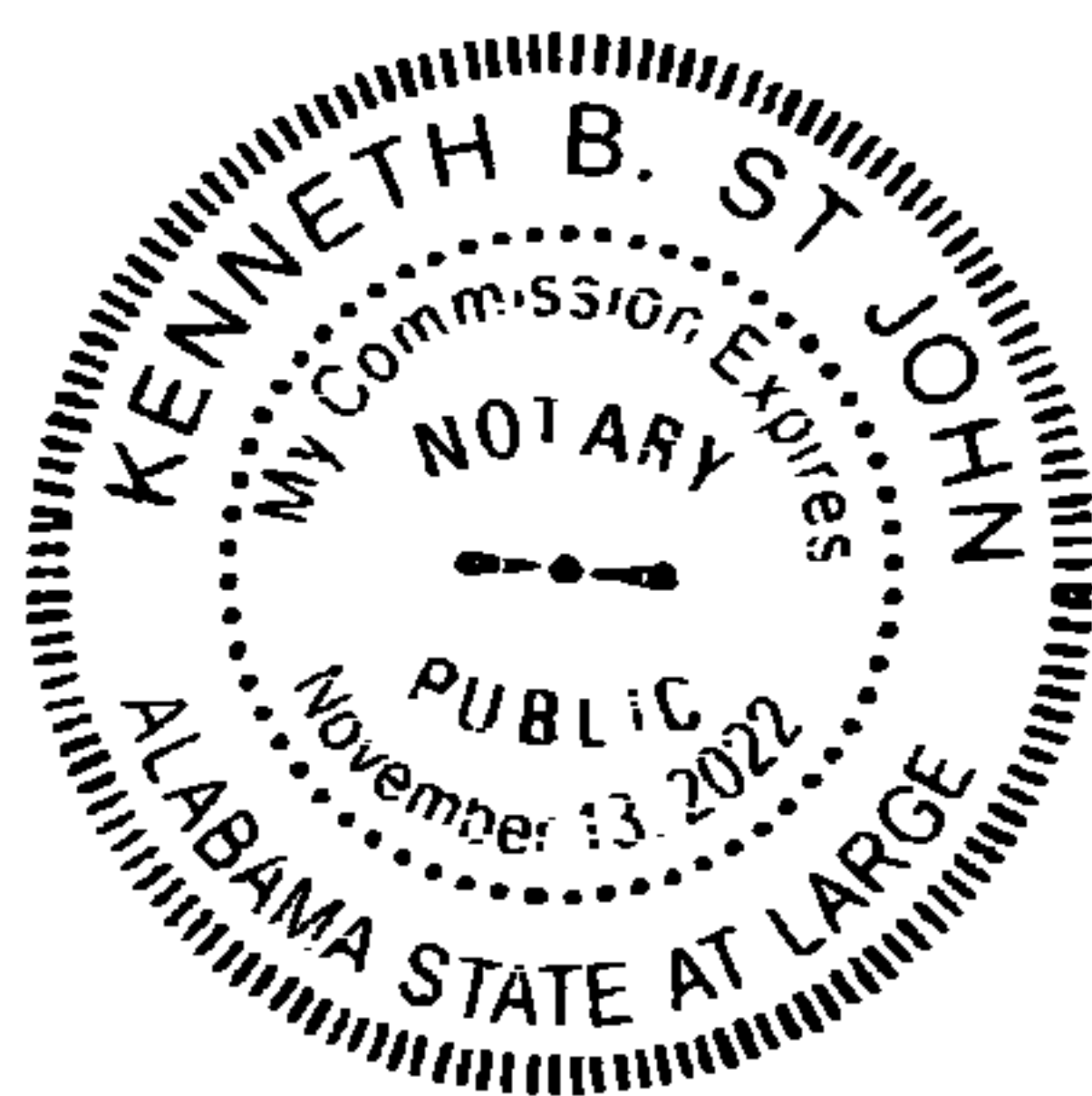
Chester Kelley, III, Heir at Law
of Edna E. Kelley, deceased

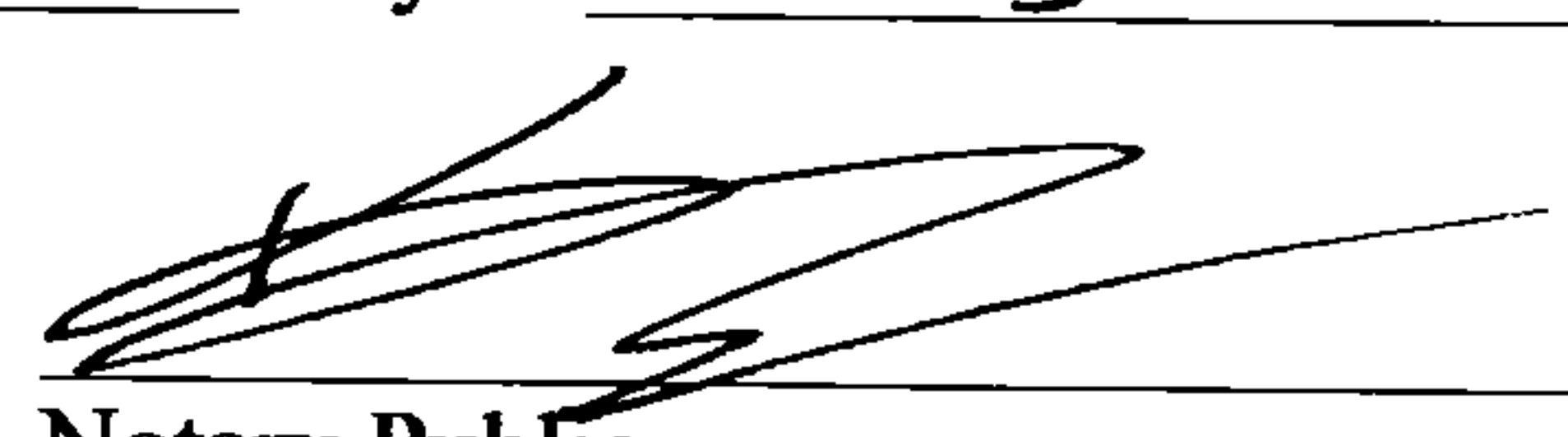
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chester Kelley, III**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 1st day of July, 2020.

(NOTARIAL SEAL)





Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022


Colleen White, Heir at Law
of Edna E. Kelley, deceased

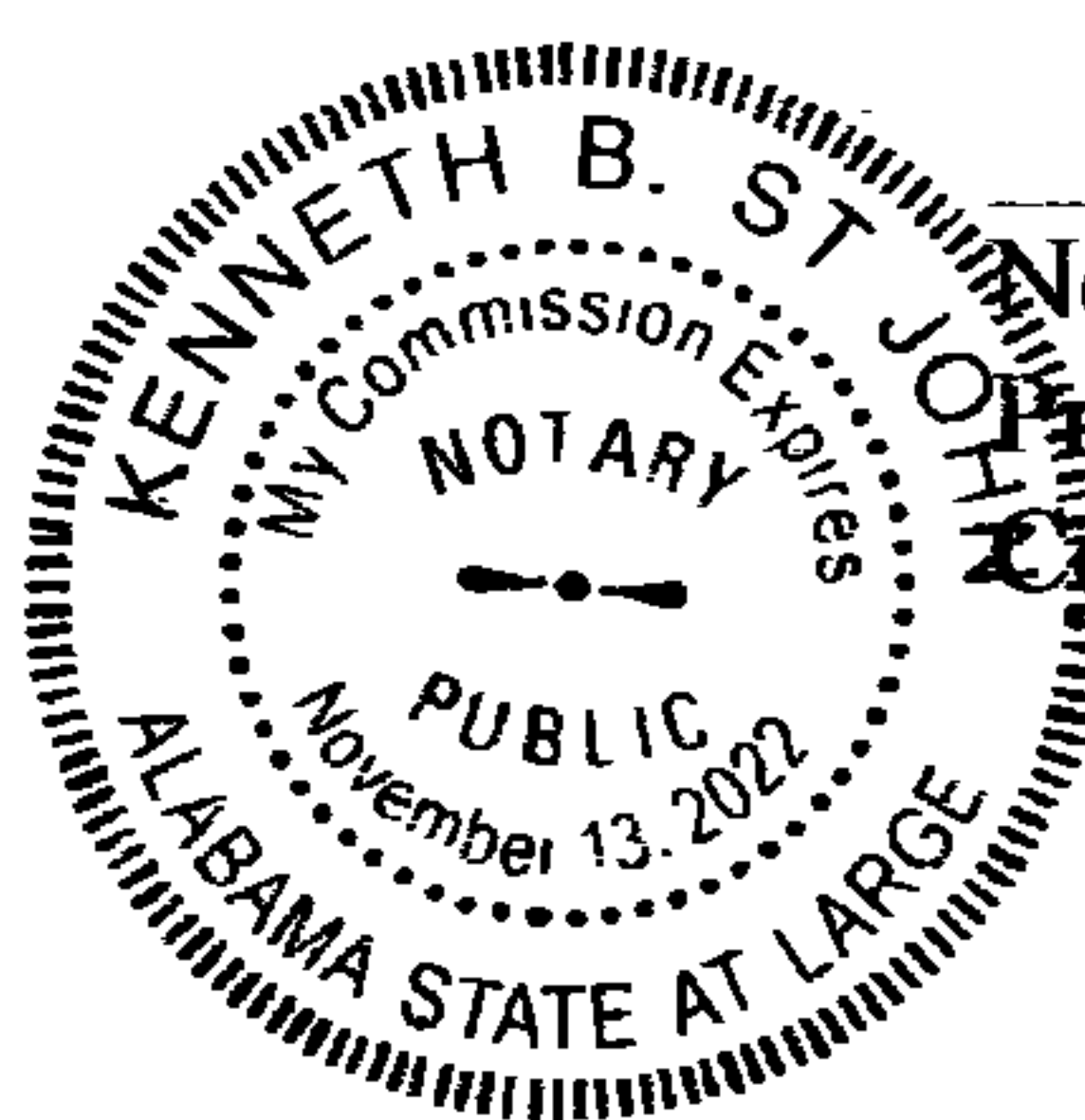

Kevin White, spouse of Colleen White

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Colleen White and Kevin White, Wife and Husband**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2020.

(NOTARIAL SEAL)


Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

Sandra Allen

Sandra Allen, Heir at Law
of Edna E. Kelley, deceased

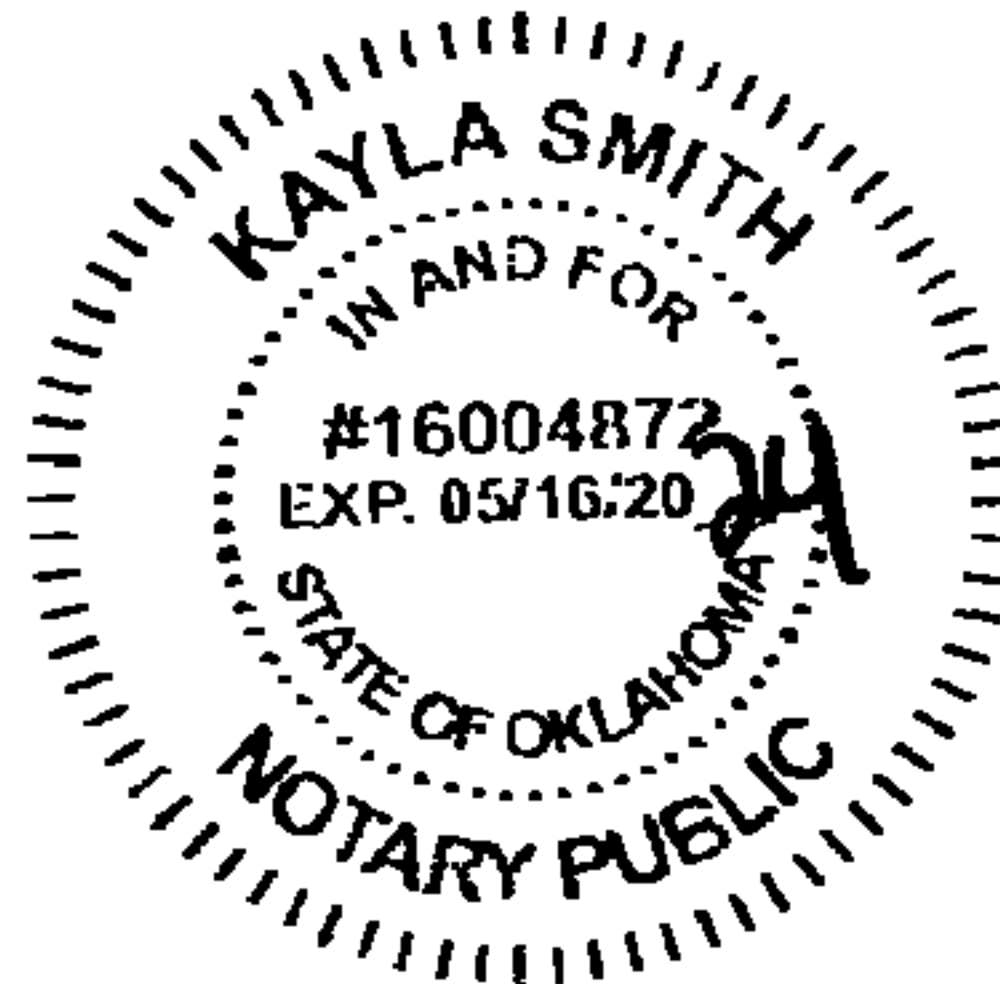
STATE OF Oklahoma

COUNTY OF McClain

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

Given under my hand and official seal this the 14th day of July, 2020.

(NOTARIAL SEAL)



Kayla Smith
Notary Public
Print Name: Kayla Smith
Commission Expires: 05-16-2024

Escrow File No.: PEL2000265

EXHIBIT "A"

LOT 22, ACCORDING TO THE SURVEY OF HEATHER RIDGE, AS RECORDED IN MAP BOOK 17, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; LESS AND EXCEPT PART OF SAID LOT 22, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 92, OF KINGWOOD, THIRD ADDITION AS RECORDED IN MAP BOOK 7, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES, 32 MINUTES, 00 SECONDS EAST A DISTANCE OF 39.04 FEET ALONG THE NORTH LINE OF SAID LOT 92, TO A POINT ON THE EAST LINE OF LOT 22; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 14 SECONDS WEST A DISTANCE OF 15.59 FEET ALONG THE EAST LINE OF SAID LOT 22 TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 89 DEGREES 32 MINUTES 00 SECONDS WEST A DISTANCE OF 100.14 FEET ALONG THE SOUTH LINE OF SAID LOT 22, TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 00 DEGREES 20 MINUTES 14 SECONDS EAST A DISTANCE OF 17.21 FEET ALONG THE WEST LINE OF SAID LOT 22; THENCE RUN SOUTH 88 DEGREES 36 MINUTES 02 SECONDS EAST A DISTANCE OF 61.11 FEET ALONG THE NORTH LINE OF SAID LOT 92, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Heirs at Law of Edna E. Kelley, Deceased
 Mailing Address 143 Heather Ridge Drive
Pelham, AL 35124

Grantee's Name Colleen White and Kevin White
 Mailing Address 143 Heather Ridge Drive
Pelham, AL 35124

Property Address 143 Heather Ridge Drive
Pelham, AL 35124

Date of Sale July 1, 2020
 Total Purchase Price \$

or
 Actual Value \$
 or
 Assessor's Market Value \$ 221,300 $\frac{2}{3}$ = 147,532

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 Assessor's Market Value under
Parcel # 13-7-26-2-001-001.008

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 8/17/2020

Print Kenneth St. John

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/18/2020 08:54:42 AM
 \$187.00 CHERRY
 20200818000356190

(verified by)

Allen S. Bayl