

20200924000428540
09/24/2020 08:28:04 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Colvin Blake Conway and Lindsey Conway
1954 Butler Road
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000553

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David Scott Key II and Stacy Key, a married couple**, whose address is: 1332 Whirlaway Circle Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Colvin Blake Conway and Lindsey Conway**, whose address is: 1954 Butler Road, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Colvin Blake Conway and Lindsey Conway, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1954 Butler Road, Alabaster, AL 35007**, to-wit:

A parcel of land situated In the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, being more particularly described as follows:

Commence at the SW corner of said 1/4- 1/4 section and run east along the south line of said 1/4-1/4 section 768.70 feet; thence an angle left of 108 degrees 14 minutes and run northwesterly 86.09 feet; thence an angle right of 6 degrees 52 minutes and run northwesterly 162.60 feet; thence an angle left of 2 degrees 32 minutes and run northwesterly 209.03 feet; thence an angle right of 2 degrees 27 minutes and run northwesterly 478.44 feet to the point of beginning; thence continue along last described course 361.76 feet to the southerly right of way line of Shelby County Highway #12; thence an angle left of 78 degrees 14 minutes and run westerly 132.61 feet along the southerly line of said right of way; thence an angle left of 90 degrees 03 minutes and run southwesterly 374.08 feet; thence an angle left of 95 degrees 28 minutes and run northeasterly 207.01 feet to the point of beginning.

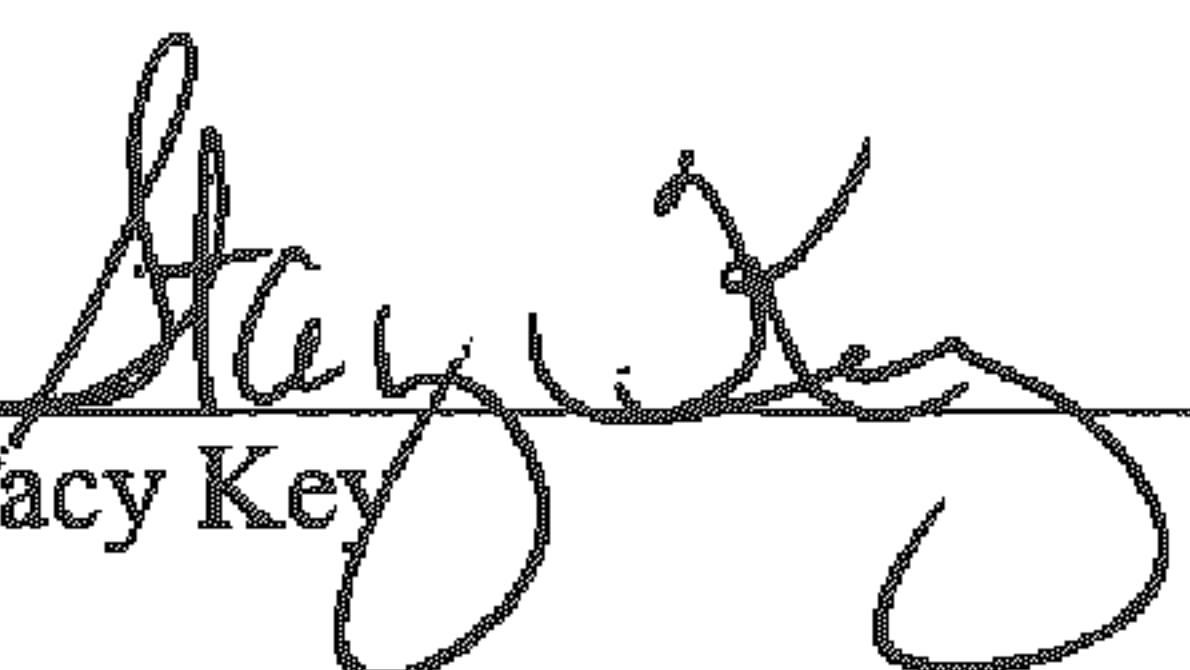
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$142,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, David Scott Key II and Stacy Key, has set their signatures and seals on this 18th day of September, 2020.


David Scott Key II


Stacy Key

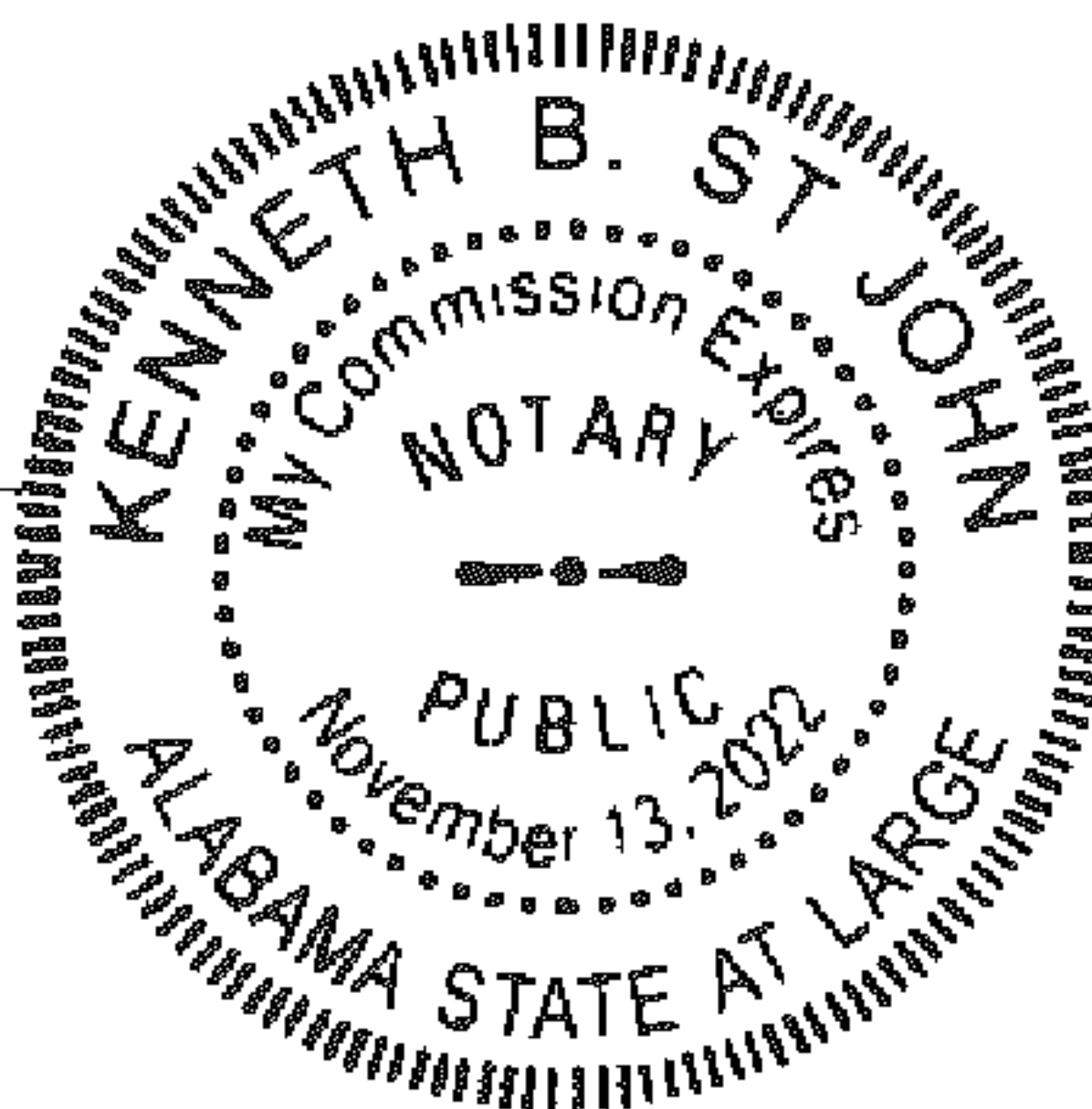
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, David Scott Key II and Stacy Key, a married couple, 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 on this 18th day of September, 2020.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	David Scott Key II and Stacy Key	Grantee's Name	Colvin Blake Conway and Lindsey Conway
Mailing Address	1332 Whirlaway Circle Helena AL 35080	Mailing Address	1954 Butler Road Alabaster AL 35007
Property Address	1954 Butler Road Alabaster AL 35007	Date of Sale	9/18/2020
		Total Purchase Price	\$ 150,000
		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	☐ 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 9-23-2020Print Skyler MurphyUnattestedSign [Signature]

(verified by)

(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
 09/24/2020 08:28:04 AM
 \$35.50 CHARITY
 20200924000428540

Allen S. Bayl