

INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Send tax notice to:
John A. Killingsworth
507 Hwy 301
Calera, AL 35040

General Warranty Deed with Right of Survivorship

STATE OF Alabama }

COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Dollars and NO/100 (\$ 20,000) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I **Buster H. Killingsworth**, widowed (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **John A. Killingsworth and Regina E. Killingsworth**, husband and wife (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

See attached schedule A for legal description.

This property is not the homestead of the grantor. Margie Killingsworth, wife of Buster Killingsworth died on or about April 1995.

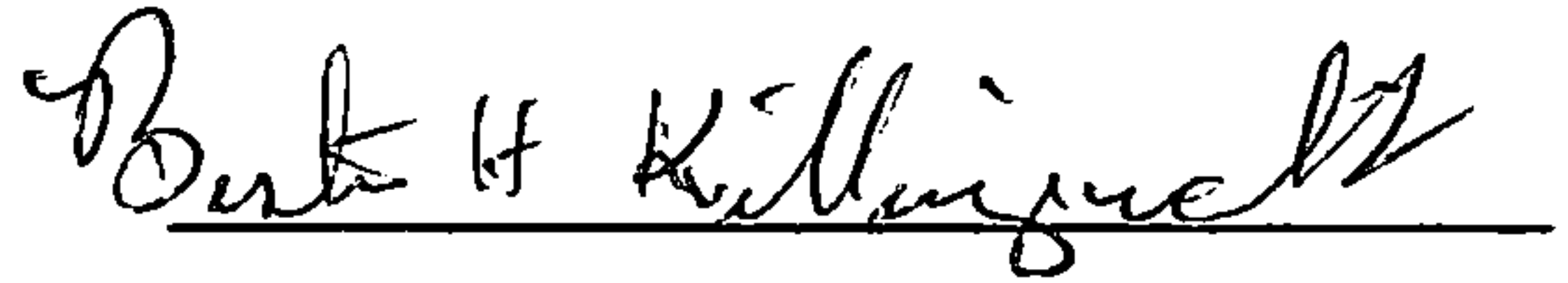
Buster Killingsworth and Buster H. Killingsworth are one in the same person.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, the undersigned GRANTOR have hereunto set their hands and seals, this
1st day of December, 2020.



Buster H. Killingsworth

STATE OF ALABAMA

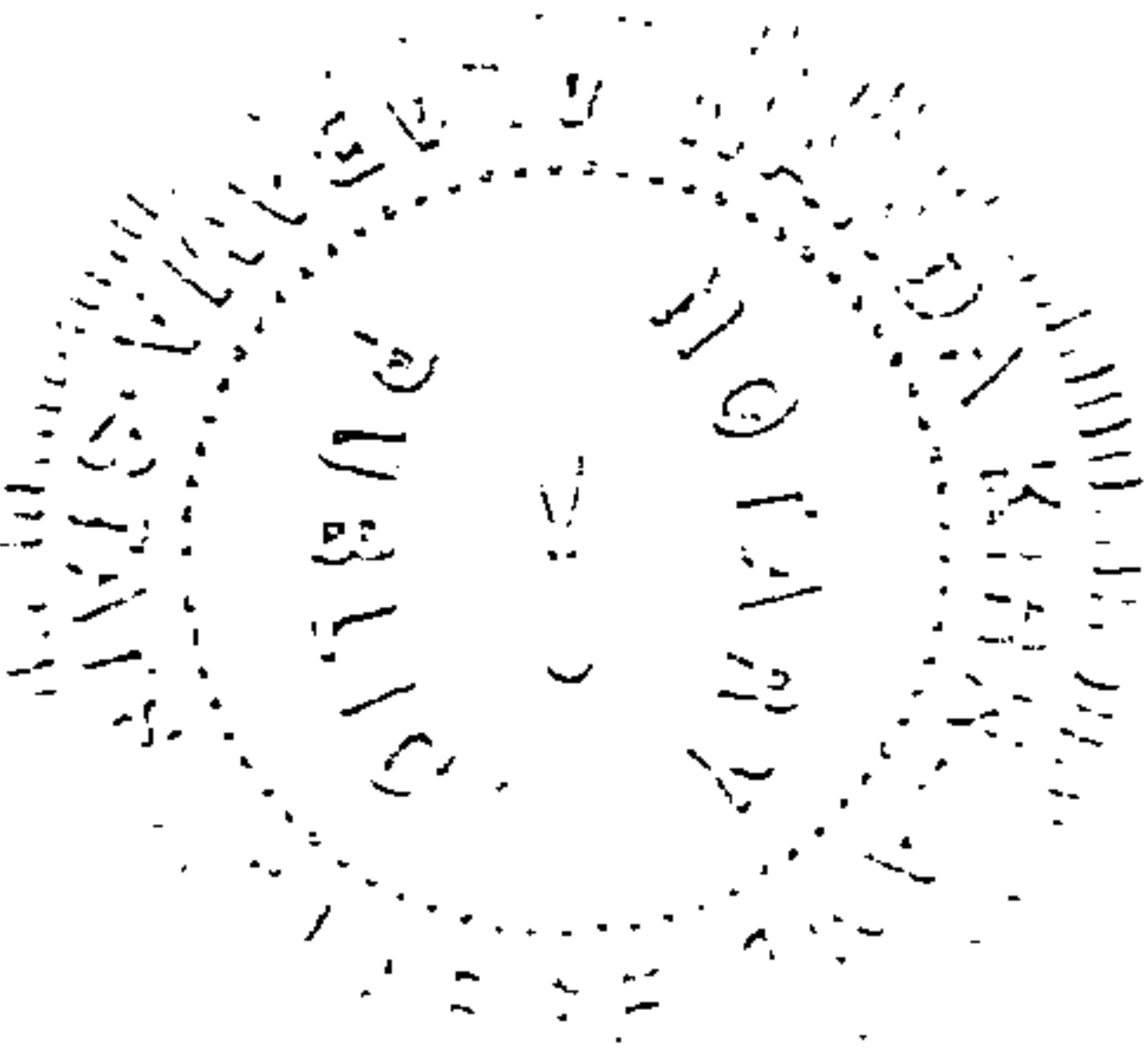
COUNTY OF SHELBY

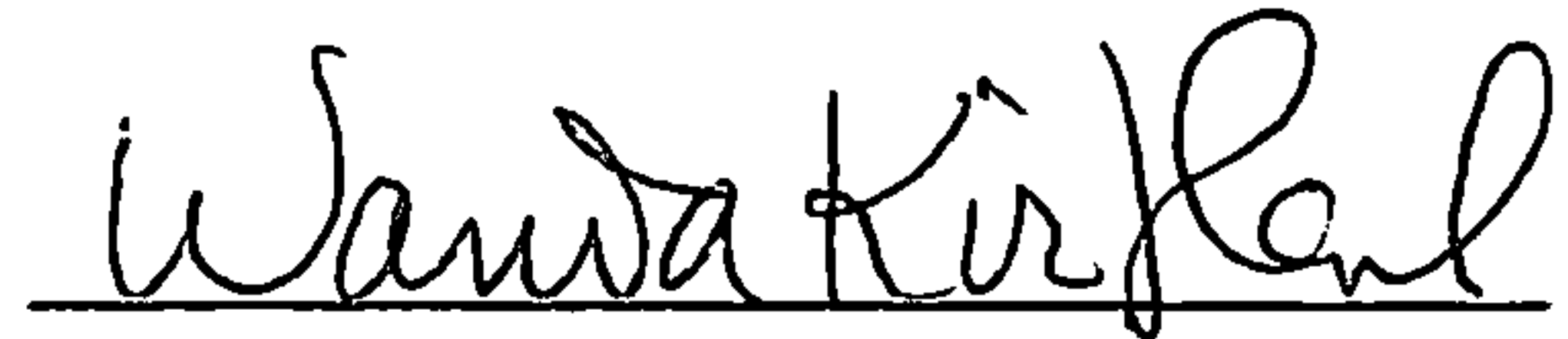


20201202000549800 2/4 \$51.00
Shelby Cnty Judge of Probate, AL
12/02/2020 11:18:27 AM FILED/CERT

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

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





Notary Public

My commission expires:

May 13, 2024

Exhibit A (Legal Description)

The N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 24 North, Range 14 East.

LESS AND EXCEPT

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 24 North, Range 14 East; thence run South a distance of 435 feet to the point of beginning; thence continue South a distance of 225 feet to the SW corner of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 24 North, Range 14 East; thence run East along the South line of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 250 feet; thence run in a Northwesterly direction a distance of 336.34 feet to point of beginning, this land being in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 24 North, Range 14 East.

19.202 \pm Acres



20201202000549800 3/4 \$51.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

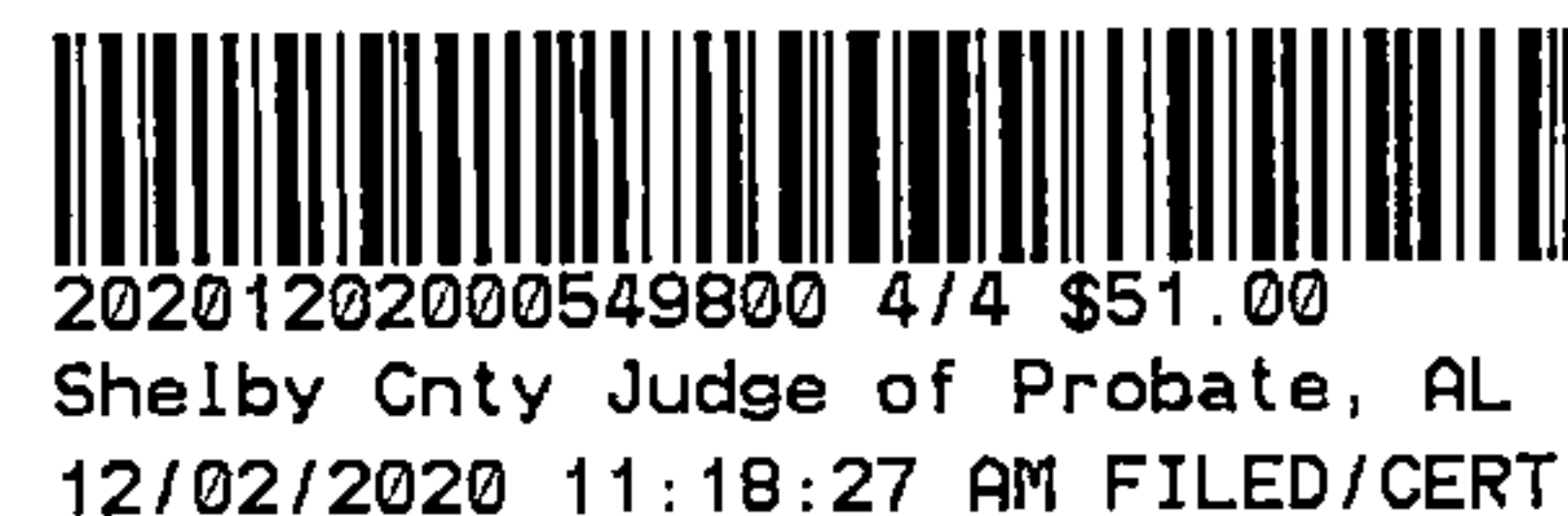
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Buster H. Killingsworth Grantee's Name John A and Regina E
Mailing Address 1101 Anglers Lane Mailing Address Killingsworth
Shelby, AL 35143 501 Hwy 301
Calera, AL 35040
Property Address Hwy 301 Date of Sale December 1, 2020
Calera, AL 35040 Total Purchase Price \$ 20,000.00
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 12/1/2020

Print Buster H. Killingsworth

Sign Buster H. Killingsworth

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one