

20210405000167470
04/05/2021 10:27:28 AM
QCDEED 1/2

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:
KELSEY N. RHODEN and JUSTIN WIPPERMAN
1348 KENSINGTON BLVD.
CALERA, ALABAMA 35040

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to KELSEY N. RHODEN , an unmarried woman, in hand paid by KELSEY N. RHODEN and JUSTIN WIPPERMAN the receipt whereof is hereby acknowledged I, KELSEY N. RHODEN, an unmarried woman, do remise, release, quit claim and convey to the said KELSEY N. RHODEN and JUSTIN WIPPERMAN all my right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 141, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. Articles of Incorporation of Kensington Place Homeowners Association, Inc. as recorded in Book LR200701, Page 5345, in the Probate Office of Jefferson County, Alabama; amended in Instrument No. 20081030000422740, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20061227000626700 in the Probate Office.
4. A 50 foot Right(s) of Way(s) along Kensington Boulevard as shown and recorded in instrument(s) recorded in Map Book 42, Page 117 in the Probate Office.
5. A 8 foot drainage and utility easement along Kensington Boulevard as shown on recorded Map Book 42 Page 117 in the Probate Office.
6. Easement to Alabama Power Company as shown by instrument(s) recorded in Instrument No. 20100817000263220 and Instrument No. 20110707000197090 in the Probate Office.
7. An Irregular Sanitary Sewer Easement(s) as shown and recorded in Map Book 42 Page 117 in Probate Office.

The sole purpose of this conveyance is to add Justin Wipperman to the deed.

\$211.900.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said KELSEY N. RHODEN and JUSTIN WIPPERMAN their heirs and assigns forever.

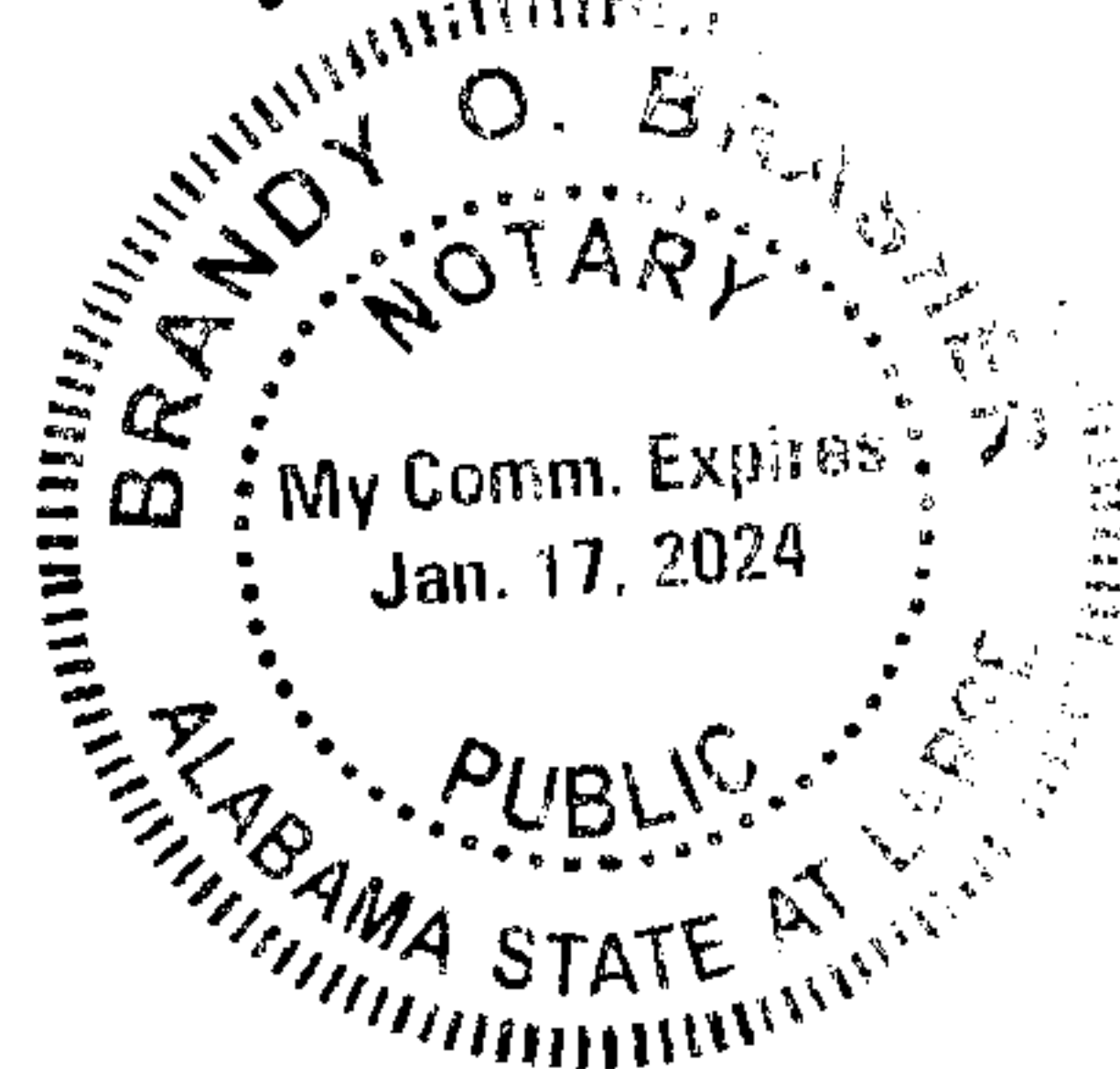
Given under my hand and seal this 24TH day of MARCH, 2021.

Kelsey N. Rhoden (Seal)
KELSEY N. RHODEN

STATE OF ALABAMA)
COUNTY OF Shelby)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that KELSEY N. RHODEN, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 24TH day of MARCH, 2021.



Brandy O. Brashers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-17-2024

Grantor's Name:
KELSEY N. RHODEN
Mailing Address:

1348 Kensington Blvd
Calera, AL 35040

Property Address:
1348 Kensington Blvd.
Calera, AL 35040

Grantee's name:
KELSEY N. RHODEN and JUSTIN WIPPERMAN
Mailing Address:

1348 KENSINGTON BLVD.
CALERA, ALABAMA 35040

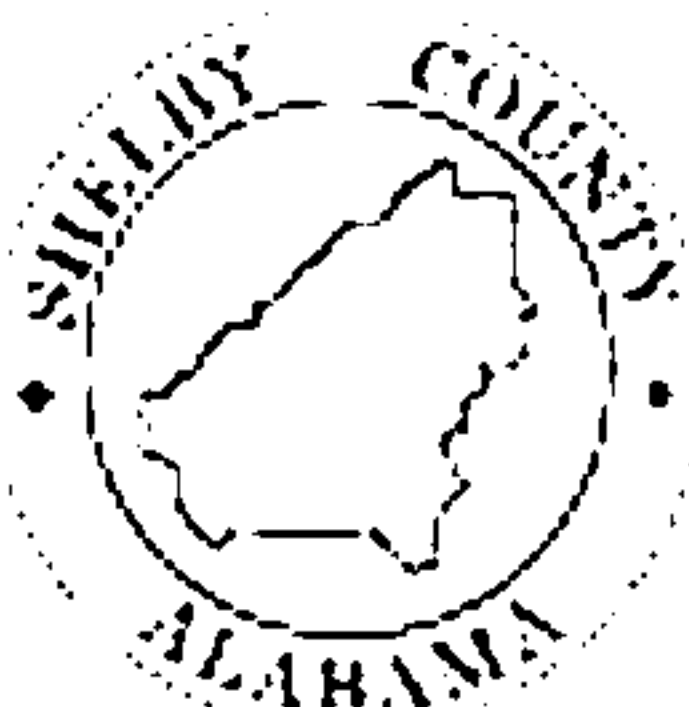
Date of Sale: MARCH 24TH, 2021
Total Purchase Price: \$

or
Actual Value \$244,000.00 ($\frac{1}{2}$ value \$122,000.00)

or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Front of Foreclosure Deed
☒ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2021 10:27:28 AM
\$26.00 CHERRY
20210405000167470

Allen S. Bezel