


Send Tax Notice To & This Instrument Prepared By:
Anthony Harley Miller
218 Pine Hill Drive
Columbiana, AL 35051


20210406000171890 1/4 \$46.50
Shelby Cnty Judge of Probate, AL
04/06/2021 01:46:16 PM FILED/CERT

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Three Hundred Five Thousand Dollars (\$305,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,

Kenneth Dwayne Kemper and Deborah Machele Kemper,
husband and wife,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Anthony Harley Miller and Kimberly Nicole Miller,

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

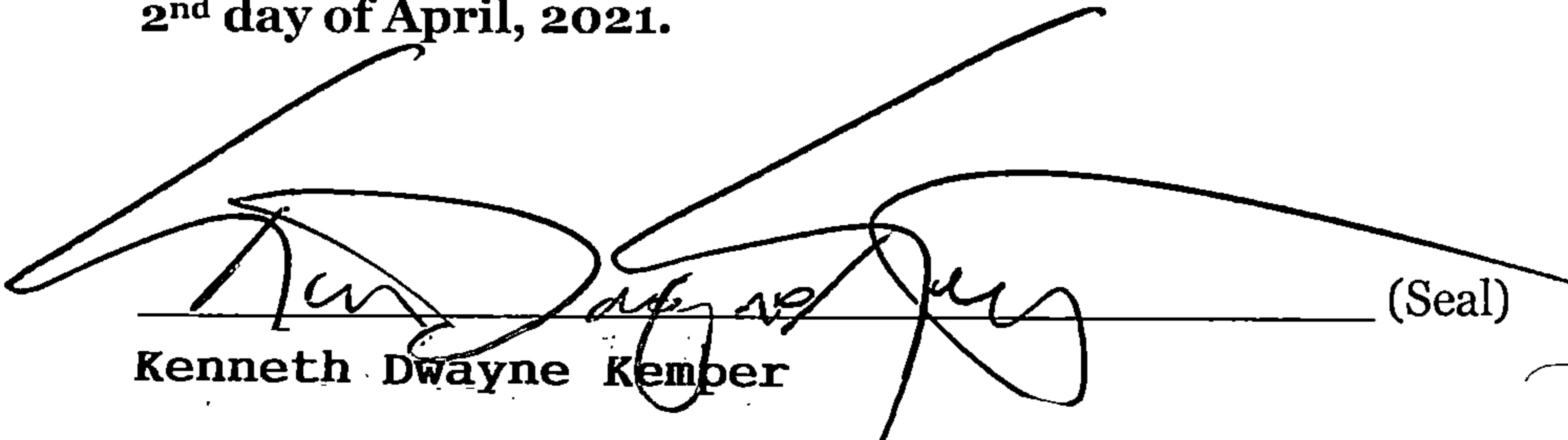
See Attached Exhibit "A" Legal Description

\$289,750.00 of the above consideration is being paid by a mortgage, which is filed simultaneously herewith.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
2nd day of April, 2021.


Kenneth Dwayne Kemper (Seal)

Shelby County, AL 04/06/2021
State of Alabama
Deed Tax: \$15.50


Deborah Machele Kemper (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Kenneth Dwayne Kemper and Deborah Machele Kemper**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **2nd day of April, 2021**.

Bryan Gregg
Notary Public

My Commission Expires: 10-6-2023



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Exhibit "A" Legal Description

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the North boundary line of said Quarter-Quarter section a distance of 808.0 feet to the POINT OF BEGINNING of the lot herein described; thence turn an angle of 90 degrees, 00 minutes to the left and run South a distance of 215.0 feet; thence turn an angle of 90 degrees, 00 minutes to the right and run West a distance of 208.4 feet to the Williams land; thence turn an angle of 90 degrees, 00 minutes to the right and run North a distance of 215.0 feet to the North boundary line of said Quarter-Quarter section; thence turn angle of 90 degrees, 00 minutes to the right and run East along the North boundary line of said Quarter-Quarter section a distance of 208.4 feet to the POINT OF BEGINNING. Situated in the Southeast 1/4 of the Southwest 1/4, Section 24, Township 21 South, Range 1 West in Shelby County, Alabama. Except an 8 foot strip off of the East side for road.

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the North boundary line of said Quarter-Quarter section a distance of 808.0 feet to a point; thence continue along said North boundary line of said Quarter-Quarter section a distance of 8.0 feet to the POINT OF BEGINNING of the parcel of land herein described and conveyed; thence turn an angle of 90 degrees to the right and run Northerly a distance of 100.0 feet to a point; thence turn and angle of 90 degrees to the left and run in a Westerly direction a distance of 270.1 feet to a point; thence turn an angle of 136 degrees, 57 minutes to the left and run Southeasterly a distance of 146.4 feet to a point; thence turn an angle of 43 degrees, 03 minutes to the left and run Easterly a distance of 163.1 feet to the POINT OF BEGINNING. Said land being situated in the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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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 Kenneth Dwayne Kemper and
Mailing Address Deborah Machellem Kemper
3961 Hickory Drive
Montgomery, AL 36109

Grantee's Name Anthony Harley Miller and
Mailing Address Kimberly Nicole Miller
218 Pine Hill Drive
Columbiana, AL 35051

Property Address 218 Pine Hill Drive
Columbiana, AL 35051

Date of Sale April 2, 2021
Total Purchase Price \$ 305,000.00

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 ☐ 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 4-2-2021

Print Anthony Harley Miller

Unattested

Bryan Gregg
(verified by)

Sign Anthony Harley Miller
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1