

20210414000186660
04/14/2021 03:06:38 PM
DEEDS 1/4

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

Send Tax Notice To:
Daniels Real Estate, LLC
5490 Highway 280 East
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Million and 00/100 Dollars (\$1,000,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Amanda Louise Rowell Kidd, an unmarried woman, individually and as the Personal Representative of the Estate of Mark Durham Kidd, deceased, Probate Case No. 21-BHM-00859, Jefferson County, Alabama** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Daniels Real Estate, LLC** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of Section 5, being the Point of Beginning; thence run South along the West line of said SE $\frac{1}{4}$ a distance of 169.44 feet; thence left 90°28'53" a distance of 206.25 feet to the West right-of-way of U.S. Highway 280; thence left 92°21'30" along said right-of-way a distance of 169.58 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence left 87°38'30" leaving said right-of-way run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 197.85 feet to the Point of Beginning.

LESS AND EXCEPT: A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at an iron pin found at the NW corner of said SE $\frac{1}{4}$ of Section 5, said iron pin also being the Point of Beginning; thence proceed S 00°25'08" E along the West line of said SE $\frac{1}{4}$ for 26.48 feet to a point; thence leaving the West line of said SE $\frac{1}{4}$, proceed N 82°32'28" E for 206.41 feet to a point on the Westerly right-of-way margin of U.S. Highway 280; thence proceed N 07°19'16" W along said Westerly right-of-way margin of U.S. Highway 280 for 3.93 feet to a point at the SE corner of Lot 2 of "The Village at Lee Branch" as recorded in Map Book 31, Page 17, in the Office of the Judge of Probate for Shelby County, Alabama, said point also lying on the North line of said SE $\frac{1}{4}$ of Section 5; thence leaving said Westerly right-of-way margin of U.S.

Highway 280, proceed S 88°49'06" W along the South line of said Lot 2 and along said North line of said SE 1/4 for 204.40 feet to the Point of Beginning.

NOTE: \$800,000.00 of the above purchase price was obtained from a purchase money mortgage executed and recorded simultaneously herewith.

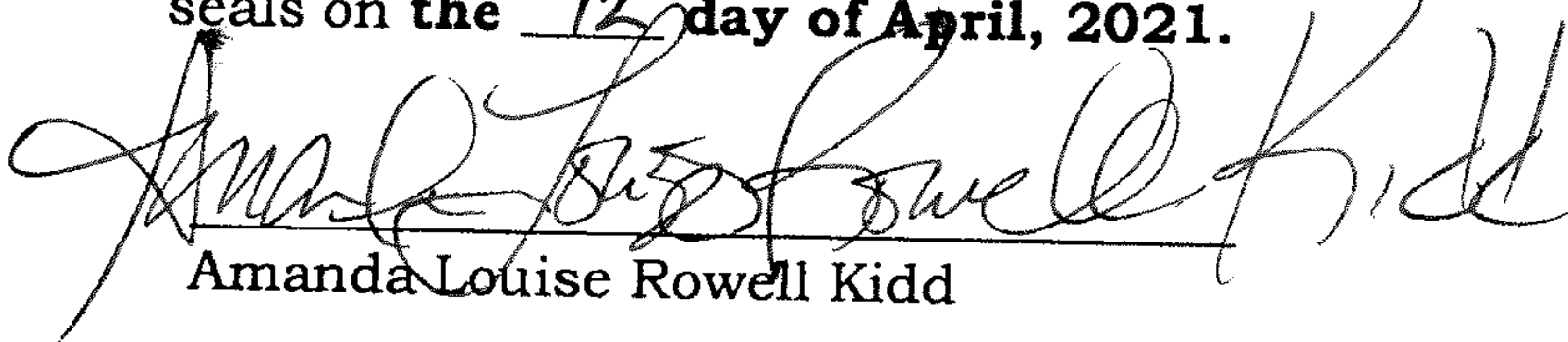
NOTE: Mark Durham Kidd and Mark D. Kidd are one and the same. Title is held in the name of Mark D. Kidd.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:

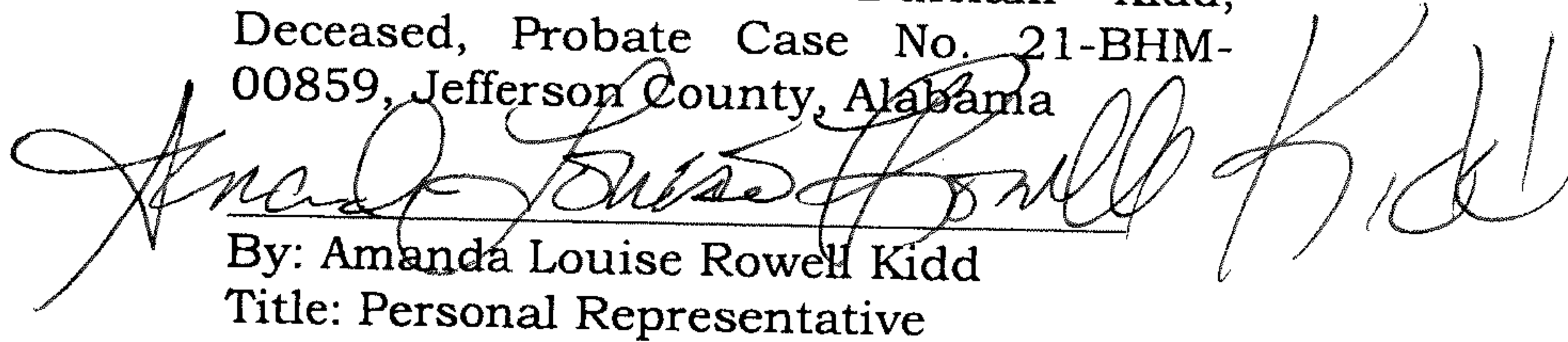
1. Right-of-Way granted to Alabama Power Company as recorded in Deed Book 136, Page 318, and Instrument No. 2012-396750 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Right-of-Way granted to the State of Alabama as recorded in Deed Book 293, Page 502 in the Office of the Judge of Probate for Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1995-29300 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Easement Agreement between Eastwood Mini Storage Company, Mark Kidd and AIG Baker Brookstone, L.L.C. dated February 25, 2003 and recorded March 14, 2003 in Instrument No. 20030314000157130 in the Office of the Judge of Probate for Shelby County, Alabama.
5. Reciprocal Easement Agreement between Mark D. Kidd and Lee Branch, LLC dated June 30, 2003 and recorded July 1, 2003 in Instrument No. 20030701000412980 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's successors and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the 12 day of April, 2021.


Amanda Louise Rowell Kidd

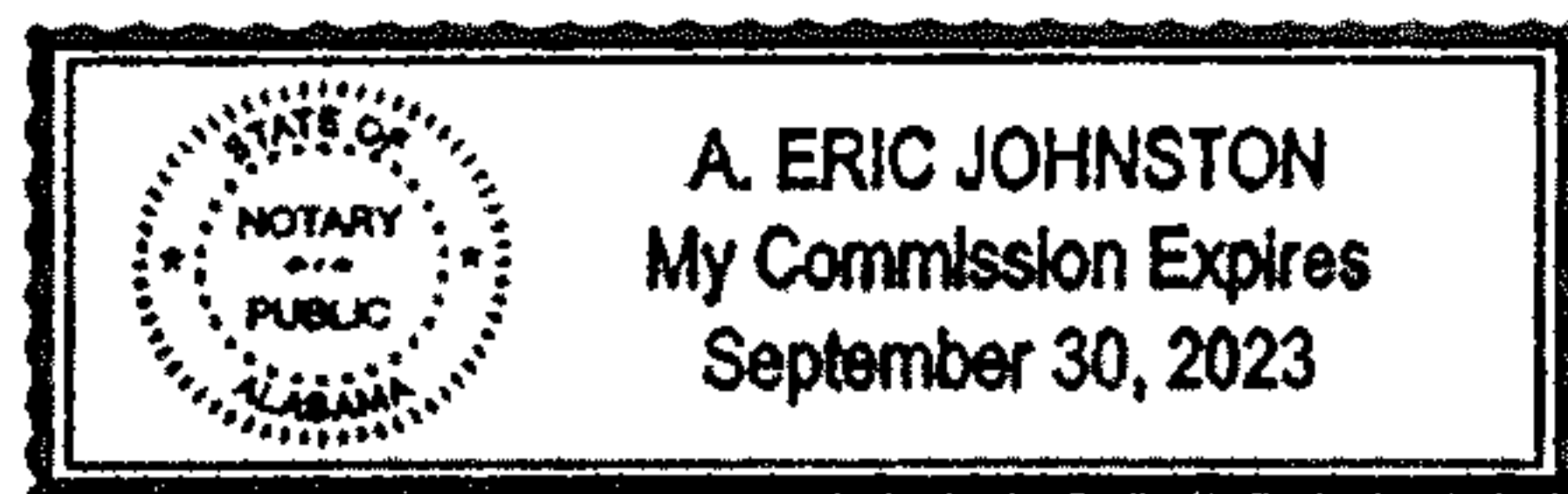
The Estate of Mark Durham Kidd,
Deceased, Probate Case No. 21-BHM-
00859, Jefferson County, Alabama

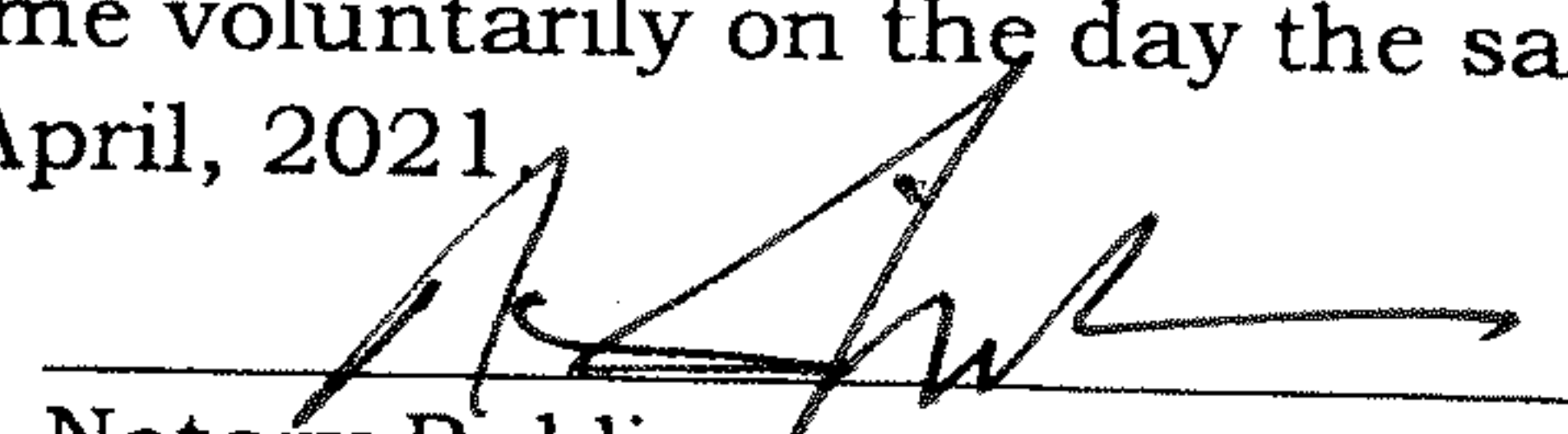

By: Amanda Louise Rowell Kidd
Title: Personal Representative

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Amanda Louise Rowell Kidd, 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, she executed the same voluntarily on the day the same bears date. Given under my hand this 12 day of April, 2021.




Notary Public
Printed Name: A. Eric Johnston
My Commission Expires: 9.30.23

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Amanda Louise Rowell Kidd, whose name as the Personal Representative of the Estate of Mark Durham Kidd, deceased, Probate Case No. 21-BHM-00859, Jefferson County, Alabama, 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, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date. Given on this the 12 day of April, 2021.




Notary Public
Printed Name: A. Eric Johnston
My Commission Expires: 9.30.23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2021 03:06:38 PM
\$231.00 CHERRY
20210414000186660

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Mark Durham Kidd,
deceased, Probate Case No. 21-
BHM-00859, Jefferson County,
Alabama

Mailing Address 5490 Hwy 280 East
Birmingham, AL 35242

Property Address 5490 Highway 280 East
Birmingham, AL 35242

Grantee's Name Daniels Real Estate, LLC

Mailing Address 5490 Highway 280 East
Birmingham, AL 35242

Date of Sale April 12, 2021
Total Purchase Price \$1,000,000.00

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 of 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 4.12.23

Print The Estate of Mark Durham Kidd, deceased,
Probate Case No. 21-BHM-00859, Jefferson County,
Alabama

Sign *[Signature]*

Unattested

Form RT-1