

20210706000327070  
07/06/2021 04:05:20 PM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Austin D. Kelsey and Katelyn Kelsey  
1615 Old Hwy 31  
Alabaster, AL 35007

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100475

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ricky Pickett and Cindy Pickett, a married couple**, whose address is 1005 Marvel Road, Brierfield, AL 35035 (hereinafter "Grantors", whether one or more), by **Austin D. Kelsey and Katelyn Kelsey**, whose address is 323 Goldilocks Lane, Maylene, AL 35114 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Austin D. Kelsey and Katelyn Kelsey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1615 Old Highway 31, Alabaster, AL 35007**, to-wit:


**A part of the NE ¼ of the SE ¼ of Section 12, Township 21 South, Range 3 West described as follows: Commence at the NE corner of the NE ¼ of SE ¼ of said Section 12, and run South 88 deg. 15 min. West 1077 feet; thence continue South 88 deg. 15 min. West 280 feet, which point is on the North line of said forty acres; thence run South 5 deg. 15 min. East a distance of 1208 feet to point of beginning of lot herein described, which point is on North margin of old paved Montgomery-Birmingham Highway; thence run North 5 deg-15 min. West a distance of 282 feet to the South boundary of the Alabama Power Company right of Way; thence run East along the South boundary of Alabama Power Company Right of Way 178 feet; thence in a Southerly direction a distance of 318 feet to a point on the North boundary line of said Montgomery Highway, which point is 70 feet Eastwardly from the point of beginning; thence run in a Westerly direction along said highway right of way 70 feet to point of beginning.**

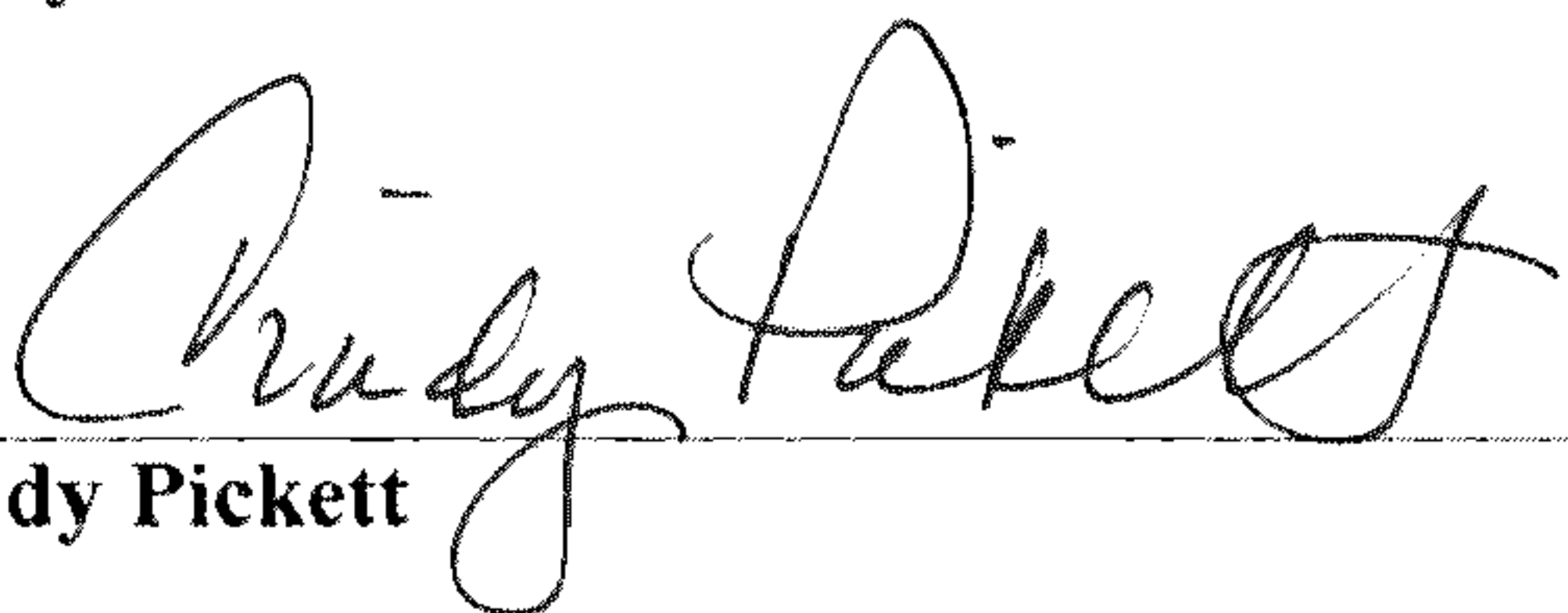
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$186,459.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors does for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantors have set their signatures and seal on this 6th day of July, 2021.

  
Ricky Pickett

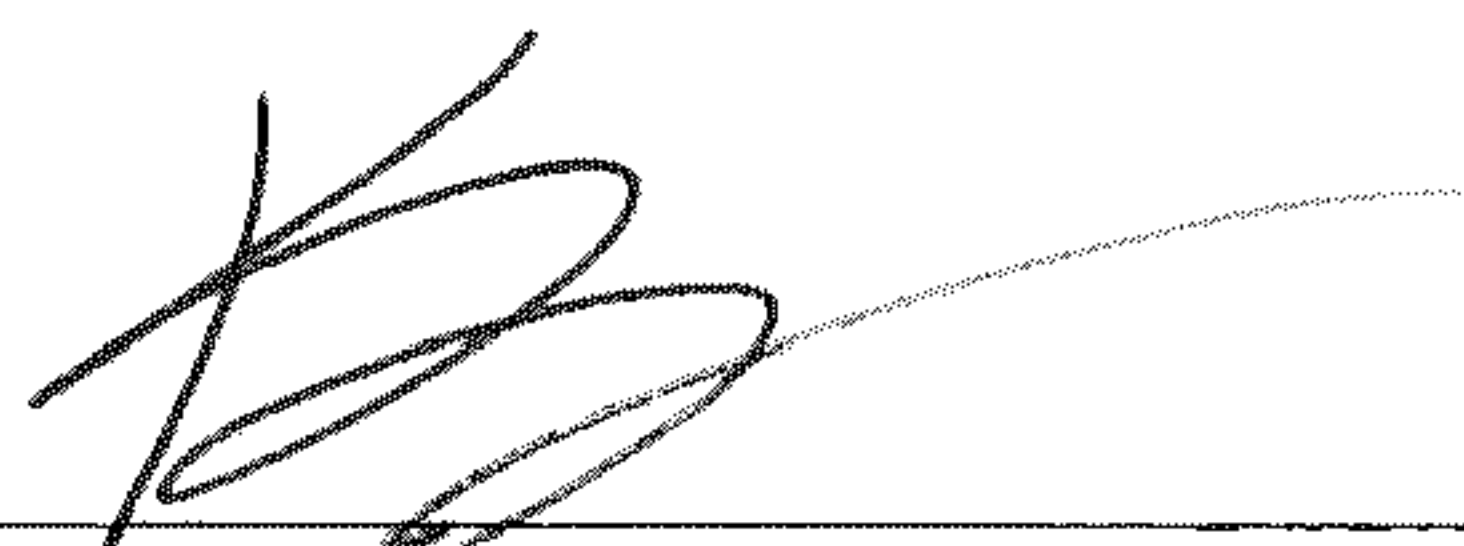
  
Cindy Pickett

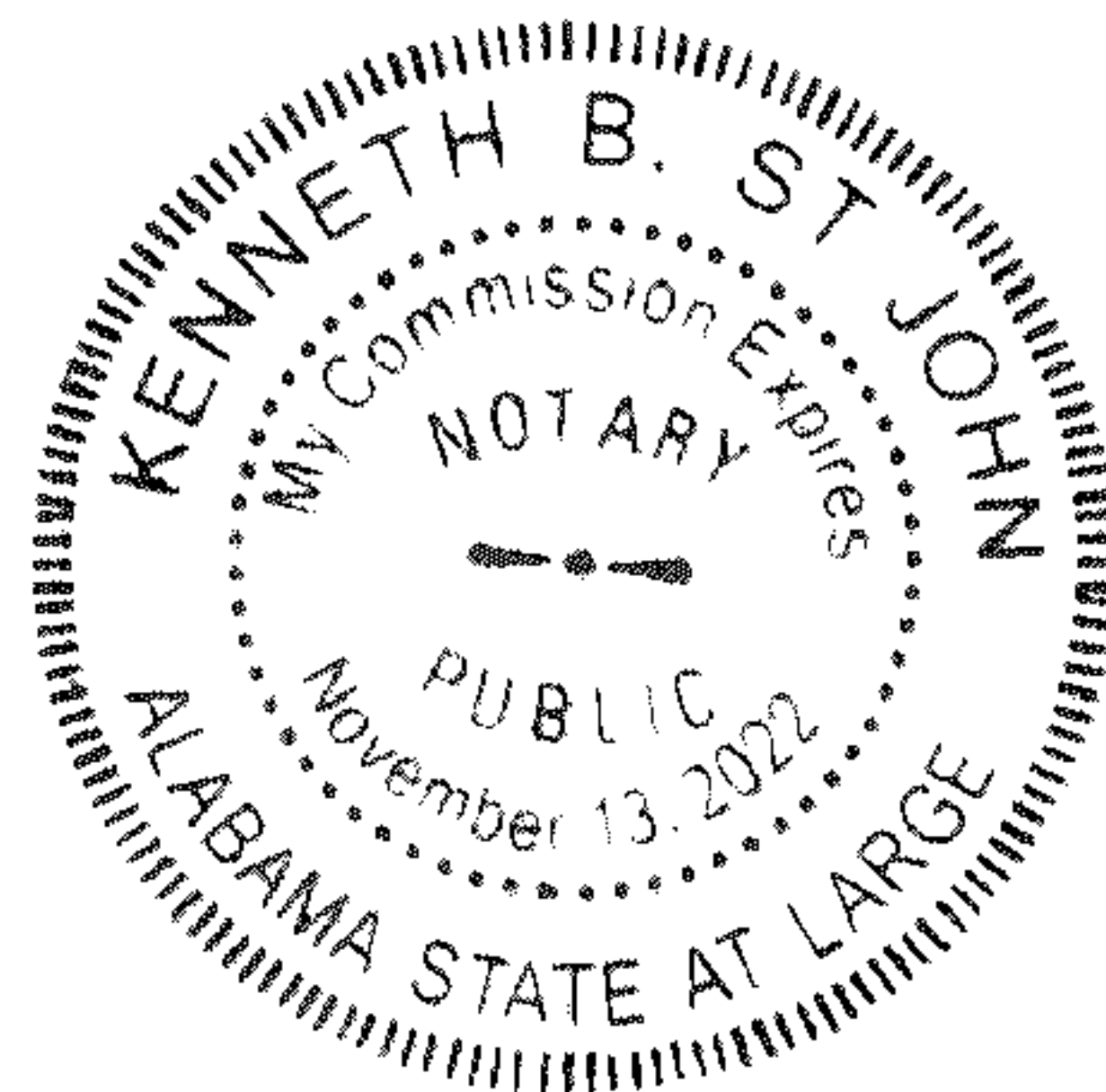
**State of Alabama**

**County of Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Ricky Pickett and Cindy Pickett, 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 6th day of July, 2021.

  
Notary Public : 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	<u>Ricky Pickett &amp; Cindy Pickett</u>	Grantee's Name	<u>Austin D. Kelsey &amp; Katelyn Kelsey</u>
Mailing Address	<u>1005 Marvel Road</u> <u>Brierfield, AL 35035</u>	Mailing Address	<u>323 Goldilocks Lane</u> <u>Maylene, AL 35114</u>
Property Address	<u>1615 Old Highway 31</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>07/06/2021</u>
		Total Purchase Price	<u>\$ 189,900</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 07/06/2021

Print Hyland Wehunt

Unattested

(verified by)

Sign

(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  
07/06/2021 04:05:20 PM  
\$31.50 JOANN  
20210706000327070

*Allen S. Bayl*