


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20211103000533270 1/5 \$268.50
Shelby Cnty Judge of Probate, AL
11/03/2021 02:03:43 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Carol A. Killingsworth, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey a life estate to Pamela K. Bolton with remainder to Jesse Killingsworth (herein referred to as GRANTEE) in and to the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description.

Subject to current and subsequent property taxes, easements, covenants, conditions, restrictions, and rights of way of record.

Margaret A. Disspain and Warren G. Disspain, both of whom had life estates in the real estate, are deceased. Margaret A. Disspain died September 10, 2021, and Warren G. Disspain died in April 2017.

TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/03/2021
State of Alabama
Deed Tax: \$234.50

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
1st day of Nov, 2021.

Carol A. Killingsworth
Carol A. Killingsworth

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol A. Killingsworth and , 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 this 1st day of November, 2021.

Tammy L. Seale
Notary Public

My commission expires: 09-09-2023



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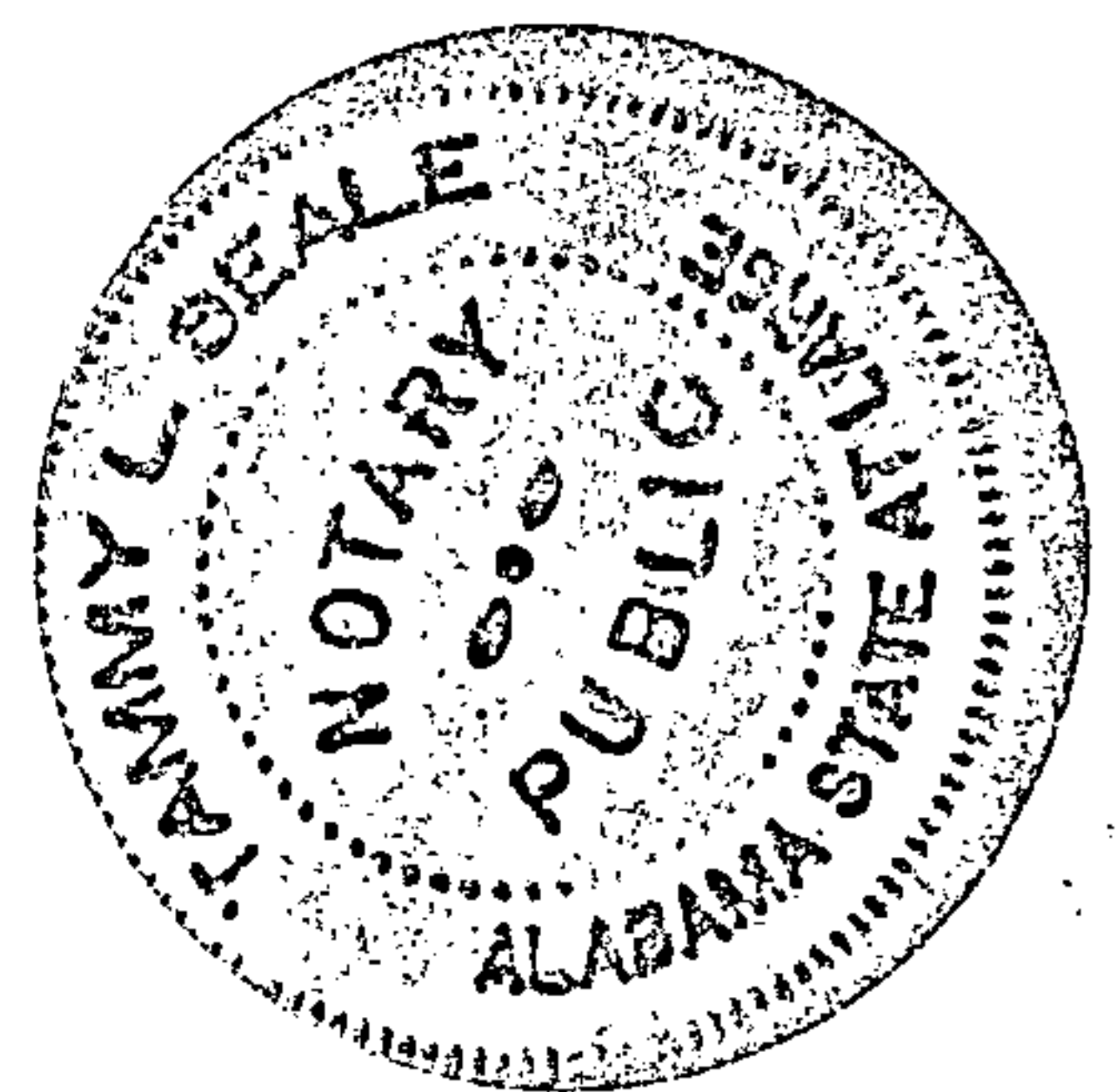


EXHIBIT "A"
LEGAL DESCRIPTION

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Commence at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East; thence run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 425.59 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 382.06 feet; thence turn an angle of 49 deg. 39 min. 12 sec. to the right and run a distance of 476.96 feet; thence turn an angle of 2 deg. 38 min. 41 sec. to the left and run a distance of 154.00 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 62.99 feet to the SW right of way line of U.S. Hwy. No. 31; thence turn an angle of 106 deg. 37 min. 00 sec. to the right and run along said right of way line a distance of 139.21 feet; thence turn an angle of 95 deg. 40 min. 00 sec. to the right and run a distance of 130.00 feet; thence turn an angle of 95 deg. 40 min. 00 sec. to the left and run a distance of 120.00 feet; thence turn an angle of 84 deg. 20 min. 00 sec. to the left and run a distance of 120.02 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 106 deg. 37 min. 00 sec. to the right and run South along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 163.15 feet; thence turn an angle of 94 deg. 17 min. 44 sec. to the right and run a distance of 900.00 feet; thence turn an angle of 85 deg. 41 min. 18 sec. to the right and run a distance of 830.60 feet to the point of beginning. Situated in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, containing 13.10 acres, more or less.

Parcel 4 according to the survey of four parcels of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 86 deg. 23 min. 21 sec. East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 662.92 feet; thence North 03 deg. 36 min. 39 sec. East for a distance of 473.62 feet; thence North 86 deg. 23 min. 28 sec. West for a distance of 273.69 feet; thence North 00 deg. 41 min. 43 sec. West for a distance of 127.57 feet to the POINT OF BEGINNING; thence North 86 deg. 43 min. 54 sec. West for a distance of 50.12 feet; thence North 00 deg. 41 min. 43 sec. West for a distance of 703.15 feet; thence South 86 deg. 35 min. 16 sec. East for a distance of 50.13 feet; thence South 00 deg. 41 min. 43 sec. East for a distance of 703.03 feet to the POINT OF BEGINNING. Said parcel of land contains 0.81 acres, more or less.

LESS AND EXCEPT: PARCELS 2 & 3 AS FOLLOWS:

PARCEL 2:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 86 deg. 23 min. 21 sec. East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 662.92 feet; thence North 03 deg. 36 min. 39 sec. East for a distance of 473.62 feet to the POINT OF BEGINNING; thence North 86 deg. 23 min. 28 sec. West for a distance of 273.69 feet; thence North 00 deg. 41 min. 43 sec. West for a distance of 127.57 feet; thence South 86 deg. 43 min. 54 sec. East for a distance of 283.27 feet; thence South 03 deg. 36 min. 39 sec. West for a distance of 128.90 feet to the POINT OF BEGINNING. Said parcel of land contains 0.82 acres, more or less.

PARCEL 3:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 86 deg. 23 min. 21 sec. East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 662.92 feet; thence North 03 deg. 36 min. 39 sec. East for a distance of 473.62 feet to the POINT OF BEGINNING; thence South 86 deg. 23 min. 28 sec. East for a distance of 627.00 feet; thence North 00 deg. 43 min. 35 sec. West for a distance of 171.05 feet; thence South 74 deg. 22 min. 18 sec. West for a distance of 117.38 feet; thence North 86 deg. 43 min. 54 sec. West for a distance of 503.25 feet; thence South 03 deg. 36 min. 39 sec. West for a distance of 128.90 feet to the POINT OF BEGINNING. Said parcel of land contains 1.92 acres, more or less.



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ALSO, LESS AND EXCEPT:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East; thence run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 807.65 feet; thence right 49 deg. 39 min. 12 sec. for a distance of 476.96 feet; thence left 2 deg. 38 min. 41 sec. for a distance of 154.00 feet; thence left 90 deg. 62.99 feet to the R.O.W. of U.S. Highway #31; thence right 106 deg. 37 min. 00 sec. for a distance of 43.20 feet along said R.O.W. to the point of beginning; thence continue in a straight line along said R.O.W. 96.00 feet; thence right 95 deg. 40 min. 00 sec. for a distance of 130.00 feet; thence right 0 deg. 00 min. 00 sec. for a distance of 157.00 feet; thence right 84 deg. 20 min. 00 sec. for a distance of 96 feet; thence right 95 deg. 40 min. 00 sec. for a distance of 287.00 feet to the point of beginning. Containing .63 acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Carol Killingsworth
Mailing Address PO Box 1026
Calera, AL 35040

Grantee's Name Pamela K. Bolton
Mailing Address 2541 16th Street
Calera, AL 35040

Property Address 8940 Hwy 31 South
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 234,270

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 assessor's current market value

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 _____

Print Carol Killingsworth

Sign Pamela K. Bolton
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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Form RT-1