

This Instrument was Prepared by:

Send Tax Notice To: Kayla Rockett Neighbors

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27832

525 Chelsea Station
Circle Chelsea AL 35043

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **K & S Holdings, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Kayla Rockett Neighbors**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$72,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of December, 2021.

K & S HOLDINGS, LLC



By Charles M Kitchen Jr.
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Charles M. Kitchens Jr, as Managing Member of K & S Holdings, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 10th day of Dec, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

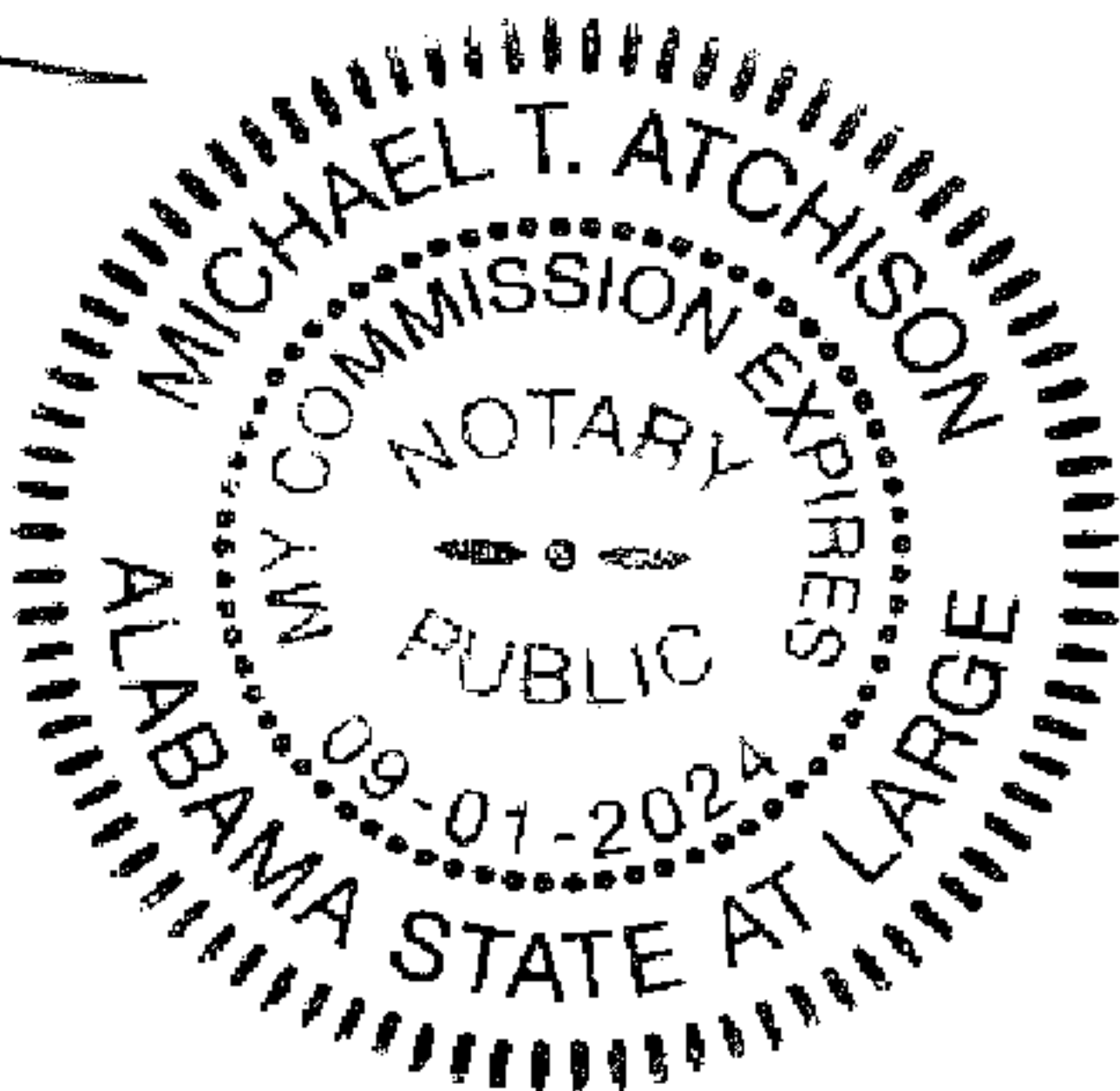


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3:

Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the point of beginning; thence South 88 degrees 34 minutes 29 seconds West a distance of 644.56 feet to a Wheeler cap; thence South 00 degrees 08 minutes 20 seconds East, a distance of 661.26 feet to a Wheeler cap; thence North 88 degrees 17 minutes 38 seconds East, a distance of 653.93 feet to a Wheeler cap; thence North 00 degrees 56 minutes 51 seconds West a distance of 657.91 feet to the point of beginning.

Together with a A 60' wide easement for ingress, egress drainage and utilities situated in Section 1,

Township 22 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of Lot 4 of Weaver Farms, as recorded in the Probate office of Shelby County, Alabama in Map Book 13, Page 38; thence South along the West line of said Lot 4 a distance of 288.66'; thence turn 90° left and run easterly 60.00'; thence turn 90° left and run North parallel to said West line a distance of 288.66' to the North line of said Lot 4; thence West along said North line a distance of 60.00' to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name K & S Holdings, LLC
 Mailing Address 281 Normandy Lane
Chelsea, AL 35043

Grantee's Name Kayla Rockett Neighbors
 Mailing Address 525 Chelsea Station Circle
Chelsea AL 35043

Property Address 0 Ronbar Rd.
Columbiana, AL 35051

Date of Sale December 10, 2021
 Total Purchase Price \$90,000.00
 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 December 10, 2021

Print K & S Holdings, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 02:50:36 PM
\$118.00 BRITTANI
20211210000587990

Form RT-1

Brittani S. Bayl