



20211216000596070 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/16/2021 12:22:20 PM FILED/CERT

FILE NO: V21-196

Tax Notice To: KMA HOME RENOVATIONS, LLC
3700 Lorna Road
Hoover, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-THREE THOUSAND DOLLARS AND 00/100 (\$83,000.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, MATTHEW ROSS WILKINSON AND NANCE WILKINSON, A MARRIED COUPLE, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, KMA HOME RENOVATIONS, AN ALABAMA LIMITED LIABILITY COMPANY (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that tract or parcel of land situated in Shelby County, Alabama, to wit: A part of Lot 16, Block 2, of the K.B. Nickerson's Survey on Helena Road, which is recorded in Map Book 3, Page 116, in the Probate Records of Shelby County, Alabama, and which is more particularly described as follows: Commence at the Northeast corner of said Lot 16, being also the Southeast corner of Lot 7, Block 2; thence in a Westerly direction along the South line of said Lot 7, and Lot 6, Block 2, of said subdivision, a distance of 225.0 feet; thence 92 degrees left in a Southerly direction parallel with the East lines of Lots 8 and 9, Block 2 of said subdivision, a distance of 203.0 feet; thence 88 degrees left in an Easterly direction a distance of 146.35 feet to the beginning of a traverse line, West of Buck Creek, the Northwest bank of said creek being the Southeasterly property line of herein described property; thence 61 degrees 38 minutes 39 seconds left in a Northeasterly direction a distance of 154.55 feet; thence 30 degrees 21 minutes 21 seconds left in a Northerly direction a distance of 66.92 feet to the point of beginning. There is EXCEPTED herefrom the North 23 feet of the above described property.

*Commonly known as 725 3rd Ave SW, Alabaster, AL 35007

*Parcel No. 23-1-02-2-001-022.000

*This property is the homestead of the sellers.

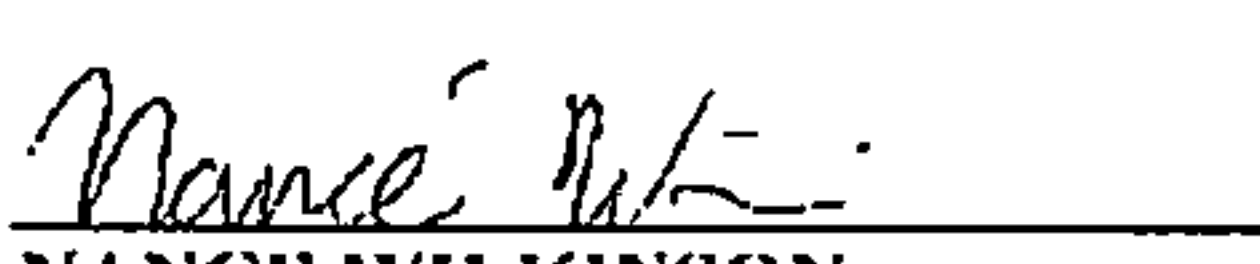
*There is a mortgage attached to this deed in the amount of \$152,175.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hands and seals this, 10th day of December, 2021.

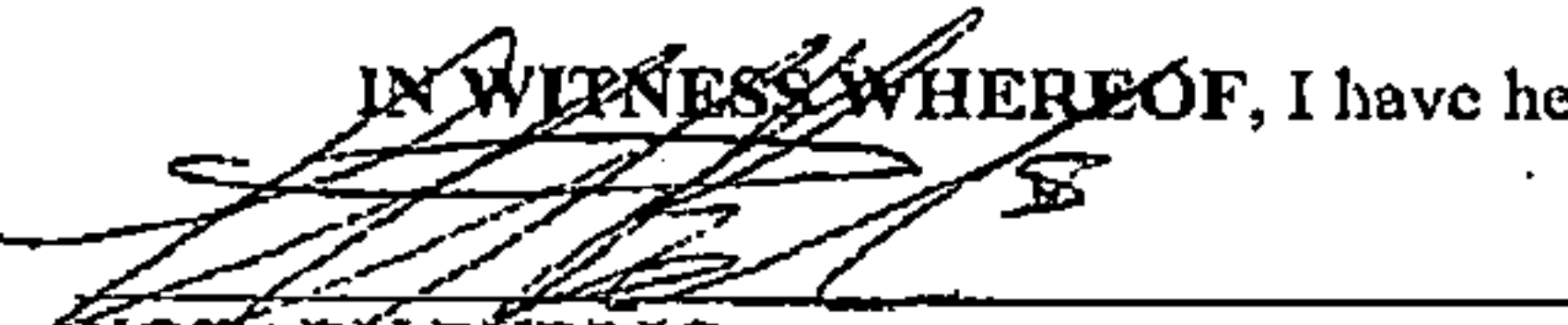

MATTHEW ROSS WILKINSON


NANCE WILKINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew Ross Wilkerson and Nance Wilkerson, 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, executed the same voluntarily for and as the act of said.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, 10th day of December, 2021.


NOTARY PUBLIC

My Commission Expires: 5/11/24

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
3928 Montclair Road Suite 227
Birmingham, Alabama 35213
205-322-6060

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>Matthew Ross Wilkinson & Nance Wilkinson</u>	Grantee's Name	<u>KMA Home Renovations, LLC</u>
Mailing Address	<u>725 3rd Ave SW</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>3700 Lorna Road</u> <u>Hoover, AL 35244</u>
Property Address	<u>725 3rd Avenue SW, Alabaster, Alabama 35007</u>	Date of Sale	<u>12/10/2021</u>
		Total Purchase Price	<u>83,000.00</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)

☐ 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 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 12/10/2021

Unattested

(verified by)

Print KMA Home Renovations, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one

Date 12/10/2021

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County



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Allen S. Bayl