

Send tax notice to:
ROBERT DAVID KUYKENDALL and KELLY HAMLETT KUYKENDALL
155 TWO LAKES TRAIL
COLUMBIANA, AL 35051

20220107000008590
01/07/2022 09:05:15 AM
DEEDS 1/2

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) and other valuable considerations to the undersigned GRANTOR(S), KEVIN L. COUCH and ALLYSON COUCH, HUSBAND AND WIFE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto ROBERT DAVID KUYKENDALL and KELLY HAMLETT KUYKENDALL, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST, LOCATED IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST RUN NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 252.0 FEET TO A POINT; THENCE TURN 91 DEG. 28 MIN. 22 SEC. TO THE LEFT AND RUN FOR A DISTANCE OF 527.15 FEET TO A POINT; THENCE TURN AN ANGLE OF 88 DEG. 15 MIN. TO THE LEFT AND RUN FOR A DISTANCE OF 480.06 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE FROM SAID POINT THUS OBTAINED TURN AN ANGLE OF 105 DEG. 36 MIN. 30 SEC. AND RUN NORTHEASTERLY FOR A DISTANCE OF 385.4 FEET TO A POINT; THENCE TURN 105 DEG. 36 MIN. 30 SEC. TO THE RIGHT AND RUN A DISTANCE OF 865.3 FEET TO A POINT, SAID POINT BEING 30 FEET NORTHERLY AND RIGHT ANGLES TO CENTERLINE OF YELLOW LEAF CREEK; THENCE RUN NORTHWESTERLY CONTINGUOUSLY AND 30 FEET FROM CENTERLINE OF SAID CREEK FOR A DISTANCE OF 566 FEET, MORE OR LESS, TO A POINT 336.18 FEET SOUTH OF POINT OF BEGINNING, THENCE NORTH AND PARALLEL TO THE EAST LINE OF HEREIN DESCRIBED PROPERTY FOR A DISTANCE OF 336.18 FEET TO THE POINT OF BEGINNING.

\$495,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 30th day of December, 2021.


KEVIN L. COUCH


ALLYSON COUCH

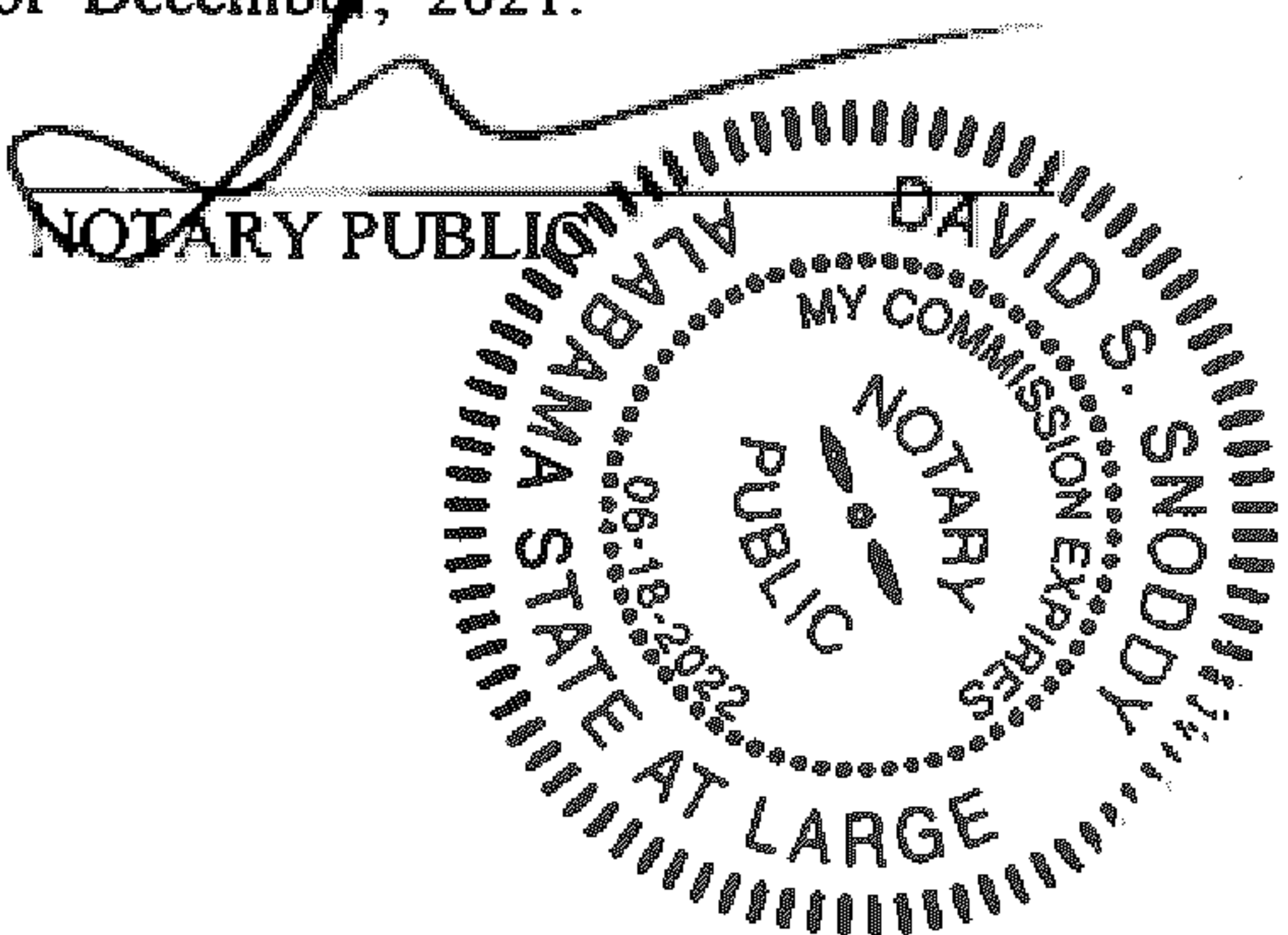
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KEVIN L. COUCH and ALLYSON COUCH is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2021.

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



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

Grantor's Name KEVIN L. COUCH
Mailing Address: 332 Emerald Lane
Chelsea, AL 35043

Grantee's Name ROBERT DAVID KUYKENDALL
Mailing Address: 155 TWO LAKES TRAIL
COLUMBIANA, AL 35051

Property Address 155 TWO LAKES TRAIL
COLUMBIANA, AL 35051

Date of Sale: December 30, 2021
Total Purchaser Price \$550,000.00

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
 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print Kevin L. Couch

____ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2022 09:05:15 AM
\$80.00 BRITTANI
20220107000008590

Alvin S. Boyd