This instrument was Prepared by:

Send Tax Notice To: Lake Kelly Lainsy Miller Kelly

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-22-27962

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Four Thousand One Hundred Fifty Dollars and No Cents (\$164,150.00), the amount of which can be verlilled in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Mary Coe Venable, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Luke Kelly and Lainey Miller. Kelly, (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

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, Ilens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

Mary T. Coe and Mary Coe Venable are one and the same person.

\$0.00 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 Grantoes for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the helrs 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the tawful claims of all person.

Skwant as Attorney in Fact

alabama State of Missiesical

County of Shelby

as Attorney in Fact

1. Janui-fer Lindberny, a Notary Public in and for the said County in said State, hereby certify that Linda C. Stewart Attorney in Mary Coe Venable, whose name(s) 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.

Fact for

Given under my hand and official seal this the

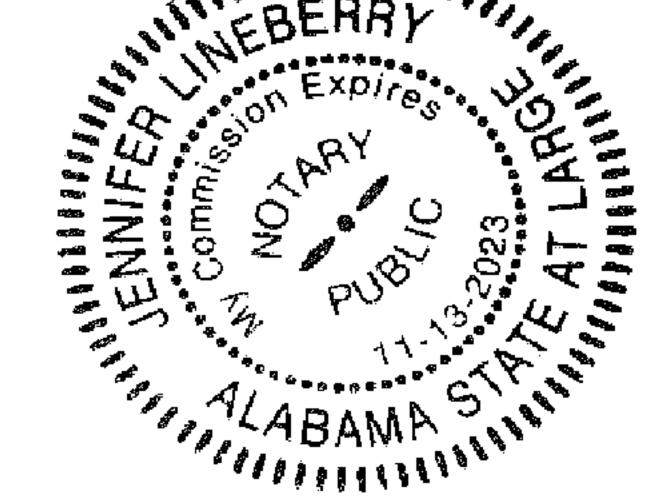


EXHIBIT "A" LEGAL DESCRIPTION

TRACT B:

Commence at the northeast corner of the NE 1/4 of the SE 1/4 of said Section 22, for the point of beginning; thence South along East boundary of said quarter-quarter for 1326.68 feet to the south boundary of said quarter-quarter; thence 90 degrees 38 minutes right for 1284.15 along South boundary of said quarter quarter; thence 67 degrees 11 minutes 15 seconds right for 49.62 feet; thence 112 degrees 48 minutes 45 seconds right for 100.00 feet; thence 90 degrees 38 minutes left for 87.07 feet; thence 91 degrees 38 minutes 30 seconds right for 374.00 feet; thence 92 degrees 26 minutes 41 seconds left for 1200.68 feet to the North boundary of said quarter-quarter; thence 91 degrees 25 minutes 46 seconds right for 848.18 feet along North boundary of said quarter-quarter to the point of beginning.

According to the survey of Ralph E. Chappell. P.L., 10549, dated December 13, 1991.

LESS AND EXCEPT:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, said point being a found 3/8" rebar; thence run S 8909'51" E along said 1/4 - 1/4 line for a distance of 474.11 feet to a found 5/8" rebar; thence run S 0041'32" E for a distance of 1202.05 feet to a found 5/8" rebar and the point of beginning; thence run N 8806'18" W for a distance of 374.00 feet to a found 5/8" rebar; thence run S 0007'44" W for a distance of 87.08 feet to a found 5/8" rebar; thence run S 381.38 feet 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	Mary Coe Venable	Grantee's Name	Luke Kelly Lainey Miller Kelly
Mailing Address	8818 Daisy Vestry Red Biloxi MS 39532	Mailing Address	50 KENT STONE WAY PUBOX 2159
Property Address	380 Horton Rd. Wilsonville, AL 35186	Date of Sale Total Purchase Price 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 Appraisal XX Sales Contract Other 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 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 <u>Code of Alabama 1975</u> § 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 February 09,	2022	Print Luke Kelly	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Unattested		Sign	
	(Verified by) and Recorded ial Public Records	(Grantor/	Grantee/Owner/Agent) circle one

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2022 12:22:34 PM
\$192.50 CHERRY

20220214000063510

Form RT-1

