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03/07/2022 08:17:19 AM
DEEDS 1/4

SEND TAX NOTICE TO:

Kelly E. Jerrell and Leah H. Jerrell
1038 Griffin Rd
Chelsea AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243
JSP-22-316

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$79,900.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dennis L. Conway as Trustee for the Jerry L. Conway Children's Trust, dated September 19th, 2017 and Jerry L. Conway**, whose address is 3201 Barkwood Trace Trussville, AL 35173 (hereinafter "Grantor", whether one or more), by **Kelly E. Jerrell and Leah H. Jerrell**, whose address is 1038 Griffin Rd Chelsea AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kelly E. Jerrell and Leah H. Jerrell**, the following described real estate situated in Shelby County, Alabama, the address of which is **881 Glaze Road, Vincent, AL 35178** to-wit:

Commence at the SW corner of that certain lot owned by Floyd Macon, which is part of and lies within the West half of the NW 1/4 of Section 28, Township 19, Range 3 East; said point being marked by an iron stob. From said point run in a Southeasterly direction along the SW lines of Floyd Macon lot, the Clyde Glaze lot, and the Ada Ransom lot and along the L.E. McDaniel lot and along the center of an 18 foot private dirt road 640 feet to the point of beginning of the lot herein conveyed; from said point continue along the last described route 100 feet to a point; thence turn to the left and run in a Northeasterly direction parallel with the South line of the L.E. McDaniel Lot 170 feet, more or less, to a point on the high water mark of the Coosa River; thence turn to the left and run along the high water mark of said Coosa River, 100 feet to a point; thence turn to the left and run 170 feet, more or less to the point of beginning of the lot herein described. Said lands being part of and lying in the North Half of the NW 1/4 of Section 28, Township 19, Range 3 East, Shelby County, Alabama. This lot is also known as Lot #5 of the Clyde Glaze river lots. Also, commence at the SW corner of that certain lot owned by Floyd Macon, which is part of and lies within the West half of the NW 1/4 of Section 28, Township 19, Range 3 East; said point being marked by an iron stob. From said point run in a Southeasterly direction along the SW lines of Floyd Macon lot, the Clyde Glaze lot, and the Ada Ransom lot and along the L.E. McDaniel lot and along the center of an 18 foot private dirt road 740 feet to the point of beginning of the lot herein conveyed; thence continue along the last described route 25 feet to a point; thence turn to the left and run in a Southeasterly direction 170 feet, more or less, to a point which is the high water mark of the Coosa River and is also the Southeast corner of that certain lot described in that deed from Clyde Glaze to Jimmie Partridge and Henry Partridge and recorded in Deed Book 319, Page 629, in the Probate Office of Shelby County, Alabama; thence turn to the left and run in Northwesterly direction 170 feet, more or less, to the point of beginning of the lot herein described; being situated in Shelby County, Alabama. Also, Commence at the SW corner of that certain lot owned by Floyd Macon, which is part of and lies within the West Half of the

NW 1/4 of Section 28, Township 19, Range 3 East; said point being marked by an iron stob. From said point run in a Southeasterly direction along the SW lines of Floyd Macon lot, the Clyde Glaze lot, and the Ada Ranson lot and along the L.E. McDaniel lot and along the center of an 18 foot private dirt road 765 feet to the point of beginning of the lot herein conveyed; thence continue along the last described route 100 feet more or less to the NW corner of the Walter E. Ward lot; thence turn 90 degrees to the left and run in a Northeasterly direction 175 feet along the NW line of the Walter E. Ward lot, to a point of intersection with Coosa River; thence turn to the left and run in Northwesterly direction 100 feet more or less to a point which is the NE corner of lot number 5; thence turn to the left and run 175 feet more or less to point of beginning of the lot herein described. Said lot being otherwise known as Lot #6 and being a part of and lying in the North half of the NW 1/4 of Section 28, Township 19, Range 3 East, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$30,000.00 executed and recorded simultaneously herewith.

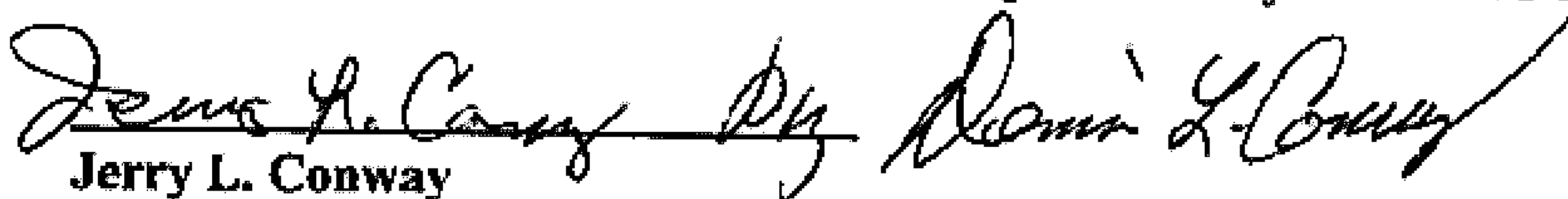
The subject property contains a 1988 Embassy, mobile home, comprised of one section and bearing the Serial Number 6857, and is permanently attached to the real property, with wheels and axles removed and to be taxed and assessed as realty, thereby forming a part of the realty.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24 day of Feb, 2022



Dennis L. Conway as Trustee for the Jerry L. Conway Children's Trust, dated September 19th, 2017


Jerry L. Conway

STATE OF North Carolina
COUNTY OF Forsyth

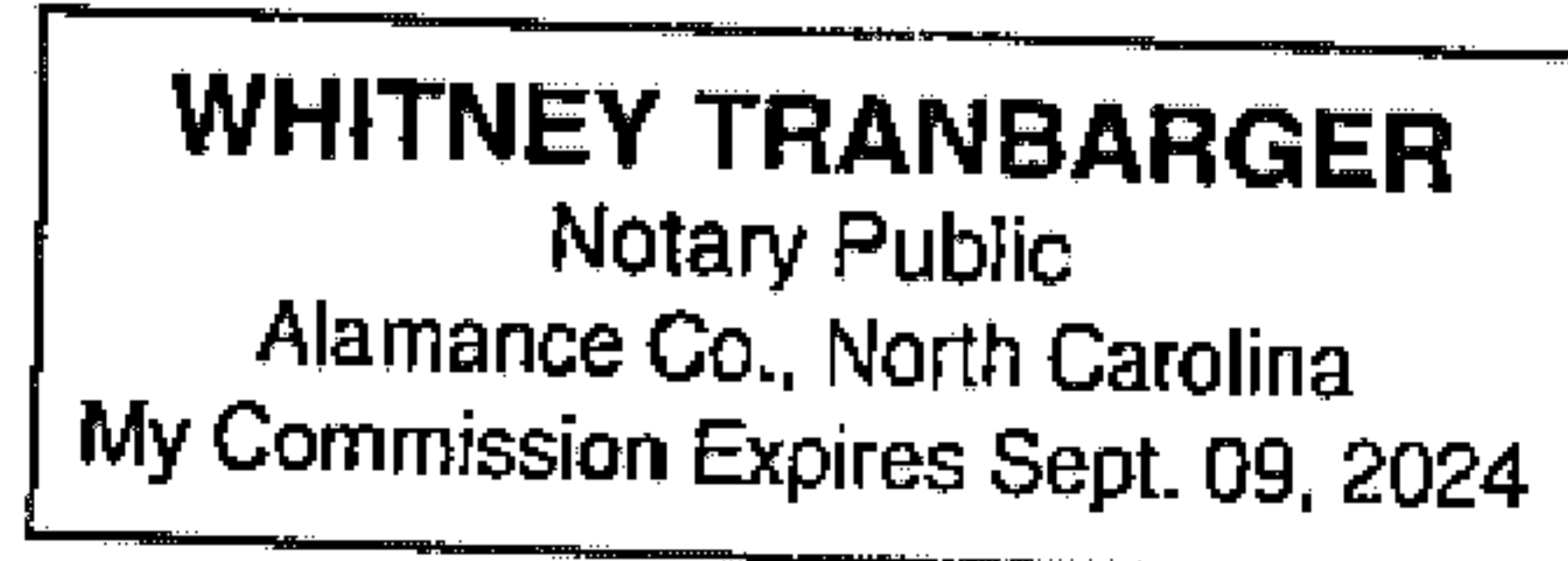
I, the undersigned Notary Public in and for said County and State, hereby certify that Dennis L. Conway as Trustee for the Jerry L. Conway Children's Trust, dated September 19th, 2017 and Jerry L. Conway whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2022.

Whitney Tranbarger

Notary Public

My Commission Expires: September 9, 2024



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>Jerry L. Conway Children's Trust</u>	Grantee's Name	<u>Kelly E. Jerrell</u>
Mailing Address	<u>Dennis L. Conway, Trustee</u>	Mailing Address	<u>Leah H. Jerrell</u>
	<u>3201 Barkwood Trace</u>		<u>1038 Griffin Road</u>
	<u>Trussville, AL 35173</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>1038 Griffin Road</u>	Date of Sale	<u>02/24/2022</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 79,900.00</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	☐ Appraisal
☐ 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 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).

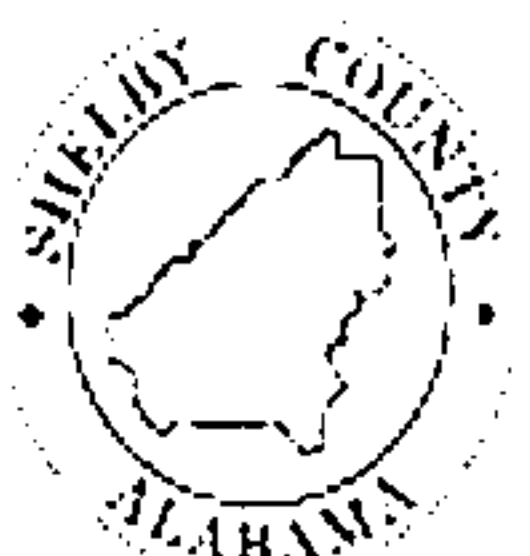
Date 3/2/2022Print Michael Jonathan Glover, Jr.Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2022 08:17:19 AM
 \$112.00 JOANN
 20220307000093690



Allen S. Bayl