

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Michael Kelley Revocable Trust
2726 Chandalar Place Drive
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SIX THOUSAND AND 00/100 (\$6,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William Kinnebrew Jr., a married person, Lee A. Kinnebrew, a married person, and Kelley Properties, LLC** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael Kelley, Trustee of the Michael Kelley Revocable Trust dated September 22, 2010** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 4A and 4B, according to the Resurvey of Lot 4 Indianwood Terrace and Acreage, as recorded in Map Book 55, page 75, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The intent of this conveyance is for each grantor to transfer their interest in the newly created Lots 4A and 4B from properties they previously owned.

William Kinnebrew, Jr., also agrees to transfer to the grantee any and all rights to tap and utilize the water and sewer lines as he may own as relates to the property he is transferring to grantee.

William Kinnebrew, Jr. is the sole beneficiary of the estate of Carol S. Kinnebrew, deceased, Shelby County Probate Case #2019-870. Carol K. Kennebrew was the surviving grantee of that certain deed recorded in Instrument 1993-20151; the other grantee, William R. Kennebrew, Sr., having died on or about **May 7, 2012**.

This property is not the homestead of the married grantors, nor of their spouses.

Property Address: **Lot 4A and 4B Indian Terrace, Pelham, AL 35124**

\$0.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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, its successors and assigns forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **May 25, 2022.**


William Kinnebrew Jr.



Lee A. Kinnebrew


Kelley Properties, LLC
Michael Kelley, Managing Member

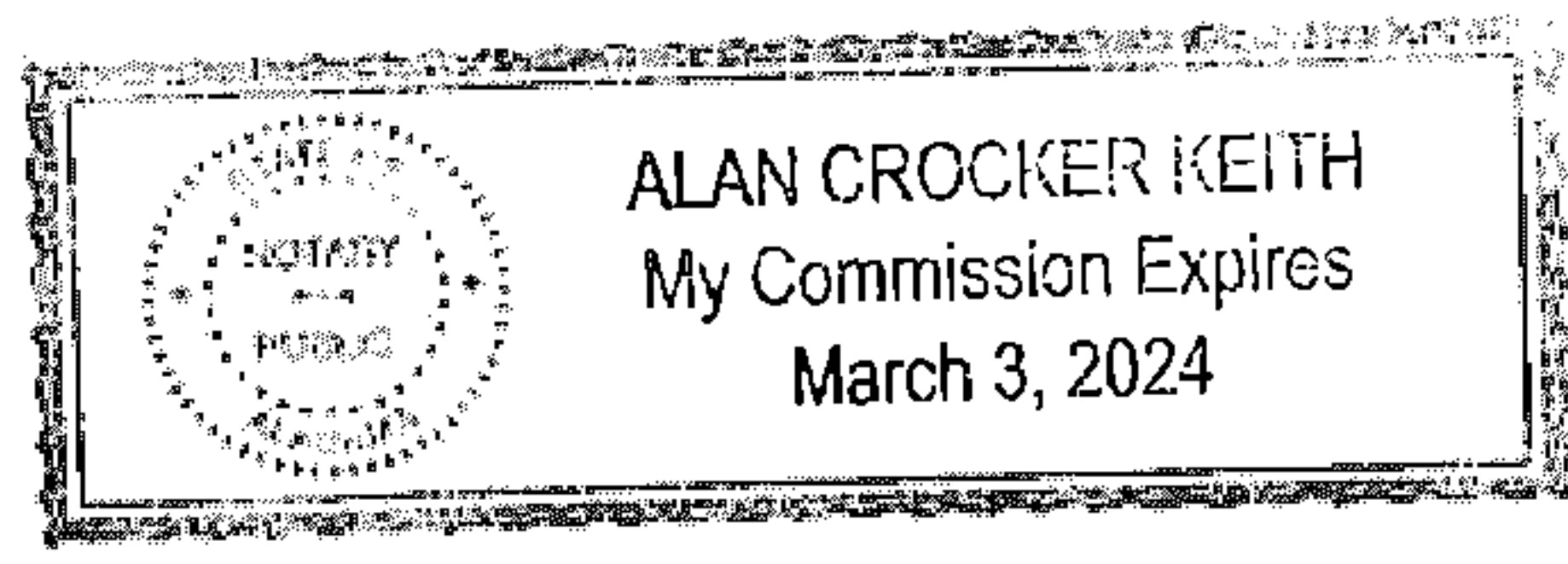
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William Kinnebrew Jr. and Lee A. Kinnebrew**, whose names are 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **May 25, 2022.**



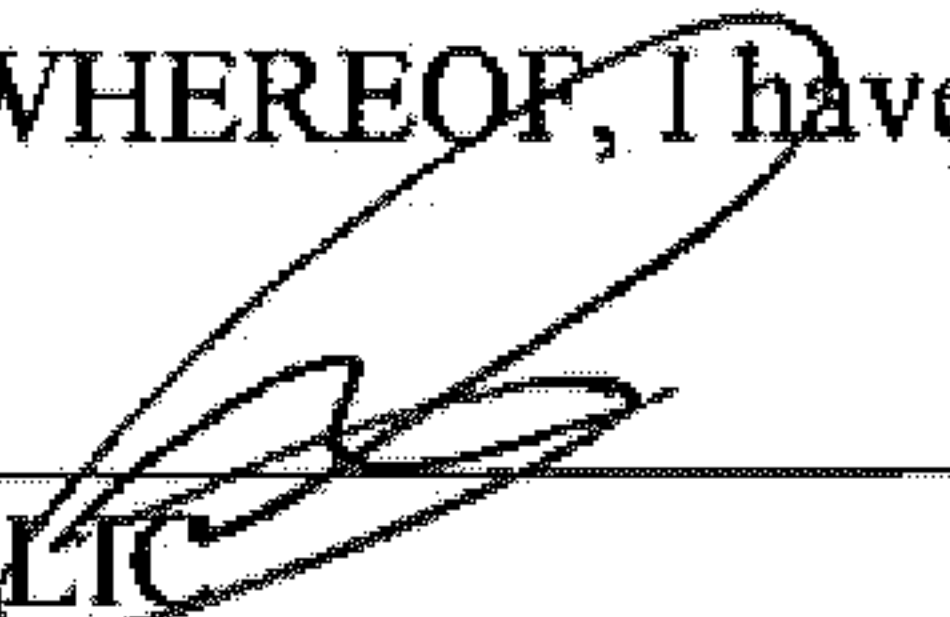
NOTARY PUBLIC
My Commission Expires: **03/03/2024**



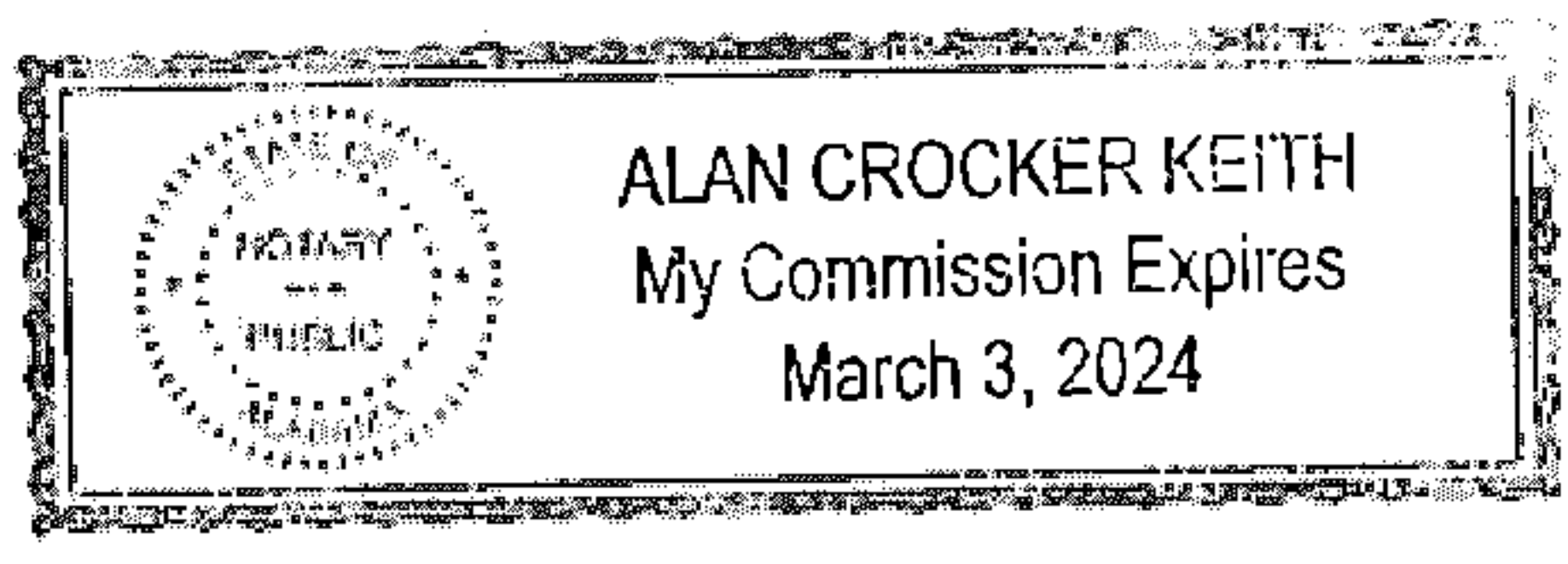
STATE OF ALABAMA :)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael Kelley**, whose name as **Managing Member of Kelley Properties, LLC**, 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 Instrument, he, as such Officer and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **May 25, 2022.**



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form

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

Grantor's Name William Kinnebrew, Jr., Lee A. Kinnebrew, and Kelley Properties, LLC

Mailing Address 2116 Old Montgomery Hwy Pelham, AL 35124

Property Address Lot 4B Indian Terrace Pelham, AL 35124

Grantee's Name Michael Kelley, Trustee of Michael Kelley Revocable Trust

Mailing Address 2726 Chandalar Place Drive Pelham, AL 35124

Date of Sale May 25, 2022

Total Purchase Price \$6,000.00

Or

Actual Value \$ _____

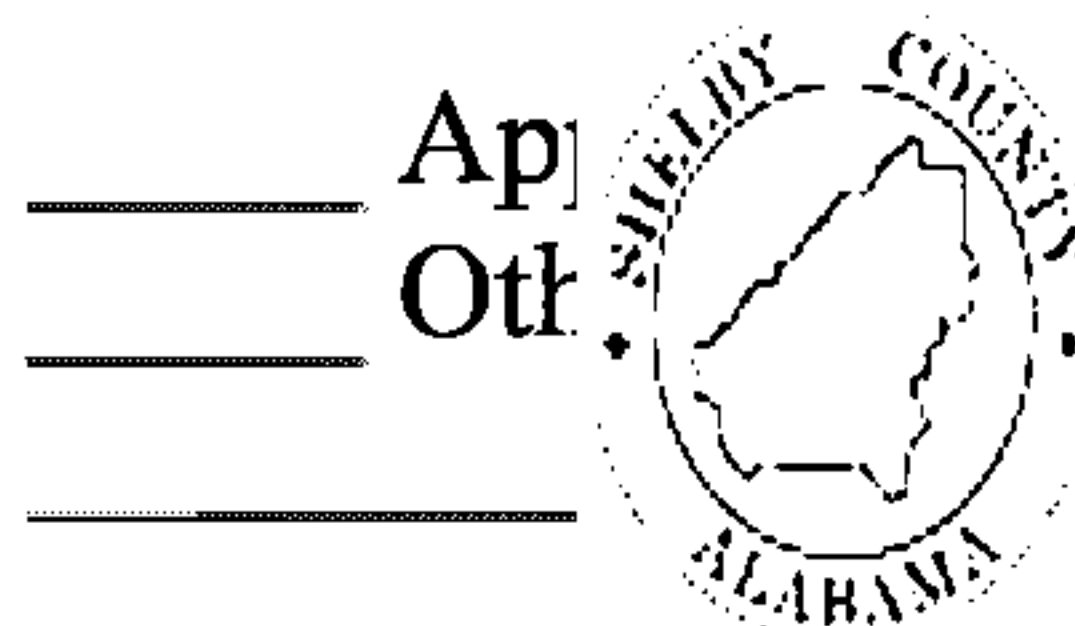
Or

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/26/2022 09:58:33 AM
\$35.00 JOANN
20220526000213260

Alan S. Boyd

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 5-25-2022 Print Alan C. Keith

Unattested
 (verified by)

Sign Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one