

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Kelly B. Templeton & William B. Templeton
817 Huntington Trace
Chelsea, AL 35043

STATE OF ALABAMA

)

) **JOINT WITH RIGHT OF SURVIVORSHIP**

COUNTY OF SHELBY

) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$212,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **K&S HOLDINGS, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **KELLY B. TEMPLETON and WILLIAM B. TEMPLETON** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

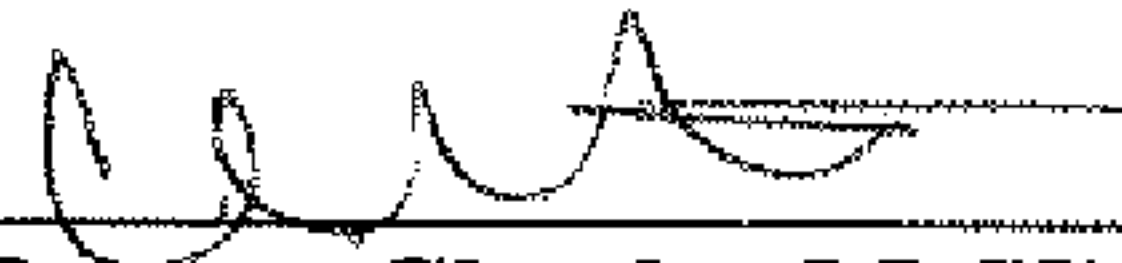
\$180,625.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 1st day of
June, 2022.

K&S HOLDINGS, LLC


By: **Charles M. Kitchen, Jr.**
Its: **Manager/Member**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
CHARLES M. KITCHEN, JR., as Manager/Member of K&S HOLDINGS, LLC, whose
name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day that he, as said Manager/Member, and with full authority, executed the same
voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of June,
2022.

NOTARY PUBLIC
My commission expires:

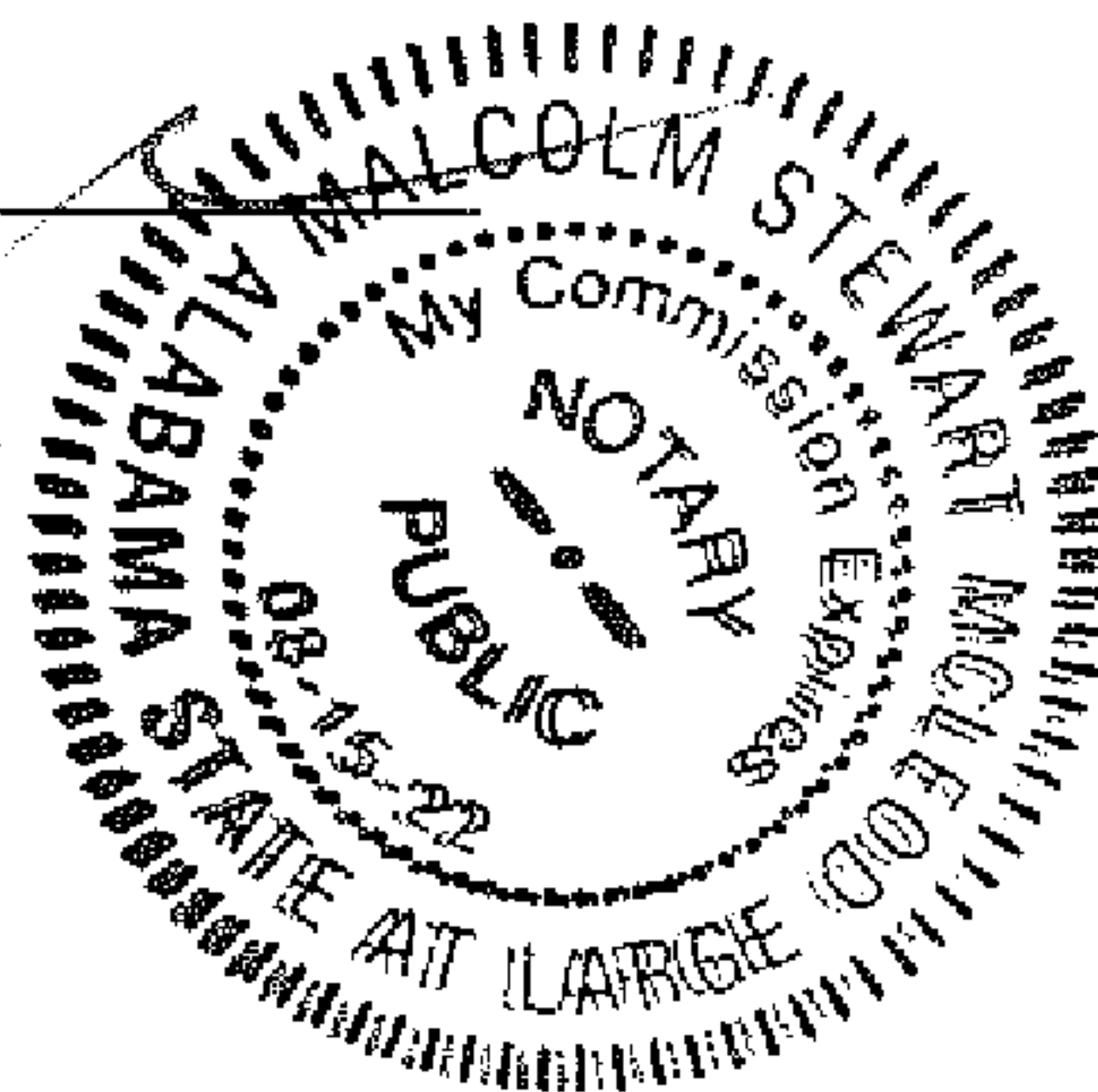


Exhibit A

Legal Description

Lot 2, according to the recorded map of Weaver Farms, as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land lying in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 611.49 feet to a point on the East right of way of the Old L & N Railroad spur; thence turn left 108 degrees 22 minutes 59 seconds and run southeast along said right of way 743.01 feet to the point of beginning; thence continue last course 62.70 feet; thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right of way of Shelby County Highway #47; thence turn left 82 degrees 40 minutes 21 seconds and run northwest along said highway right-of-way 60.49 feet; thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Amos Cory, P.L.S. #10550, dated March 21, 1988.

Together with all rights acquired by Weaver Land Co. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Co., dated February 13, 1989, recorded in Real Record 226, Page 469, in Probate Office.

Allen S. Bayal