Prepared by:
Jul Ann McLeod, Esq.
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.

20220602000222710 06/02/2022 02:47:46 PM DEEDS 2/4 IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 1st day of June, 2022.

K&S HOLDINGS, LLC

		Ma√	
By:	Charles M.		

Its: Manager/Member

STATE OF ALABAMA)
	ን
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 RUBLIC

My commission expires:

20220602000222710 06/02/2022 02:47:46 PM DEEDS 3/4 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 ¼ of the NW ¼ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said ¼ - ¼ Section, thence run West along the North ¼ - ¼ 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.

Real Estate Sales Validation Form

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

Grantor's Name	K & S HOLDINGS, LLC	KELLY B. TEMPLETON and Grantee's NameWILLIAM B. TEMPLETON		
Mailing Address	169 RONBAR ROAD COLUMBIANA, AL 35051	Mailing Address817 HUNTINGTON TRACE		
	COLUMBIANA, AL 3000 I		CHELSEA, AL 35043	
Property Address	169 RONBAR ROAD COLUMBIANA, AL 35051	Date of S	ale <u>June 1, 2022</u>	
		Total Purchase Pr	ice \$212,500.00	
		or Actual Value	\$	
		or Assessor's Market Va	lue\$	
•	e or actual value claimed on this form ca of documentary evidence is not required	n be verified in the follow		
Bill of Sale		Appraisal		
Sales Contract X Closing State	 -	Other		
If the conveyance of this form is not r	document presented for recordation con equired.	tains all of the required in	nformation referenced above, the filing	
***************************************	Inst	ructions		
Grantor's name an current mailing add	d mailing address - provide the name of dress.	the person or persons c	onveying interest to property and their	
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.				
•	the physical address of the property bei erty was conveyed.	ng conveyed, if available	. Date of Sale - the date on which	
Total purchase prid the instrument offe	ce - the total amount paid for the purchasered for record.	se of the property, both r	eal and personal, being conveyed by	
	for record. This may be evidenced by an	- · · · · · · · · · · · · · · · · · · ·	eal and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the pr	ded and the value must be determined, to operty as determined by the local officiate used and the taxpayer will be penalized.	charged with the respor	nsibility of valuing property for property	
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 June 1, 202	22	Print Malco lm S . Mc	Leod	
Unattested		Sian		
Onallested	(verified by)	Sign(Grantor/0	Grantee/Owner/Agent) circle one	
	Filed and Recorded			
WCO	Official Public Records			
Judge of Probate, Shelby County Alabama, County Clerk				
	Shelby County, AL 06/02/2022 02:47:46 PM			

00/02/2022 02:4/:40 PW **\$63.00 JOANN** 20220602000222710

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