

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Rhonda L. Stallworth and
Randall G. Kelley
4747 Hessen Cassel Road
Ft. Wayne, IN 46806

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **RHONDA L. STALLWORTH**, a married woman, **RANDALL G. KELLEY**, an unmarried man, **AMBRIA DAVIS**, an unmarried woman, **QUINTIN A. DAVIS**, an unmarried man and **COURTLAND J. DAVIS**, an unmarried man (herein referred to as Grantors) grant, bargain, sell and convey unto **RHONDA L. STALLWORTH** and **RANDALL G. KELLEY** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

The Grantees herein are the sole surviving Heirs at Law of **ANNIE PEARL KELLEY**, deceased, having died on **October 15, 2019**. Affidavits as to Heirs filed simultaneously herewith. **ANNIE PEARL KELLEY** was the surviving Grantee of that certain deed recorded in **Deed Book 221, Page 487**, in the Probate Office of **Shelby County, Alabama**. The other Grantee, **LEONARD KELLEY**, having died on **August 6, 1975**.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

This property does not constitute the homestead of the grantor, **RHONDA L. STALLWORTH**, as defined in **§6-10-3, Code of Alabama (1975)**.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we

have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15th day of February, 2022.

Rhonda L. Stallworth
RHONDA L. STALLWORTH

STATE OF INDIANA

COUNTY OF Allen

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhonda L. Stallworth**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2022.

[Signature]
Notary Public
My Commission Expires: May 15, 2022

In Witness Whereof, I have hereunto set my hand and seal this 17th day of February, 2022.

Randall G. Kelley
RANDALL G. KELLEY

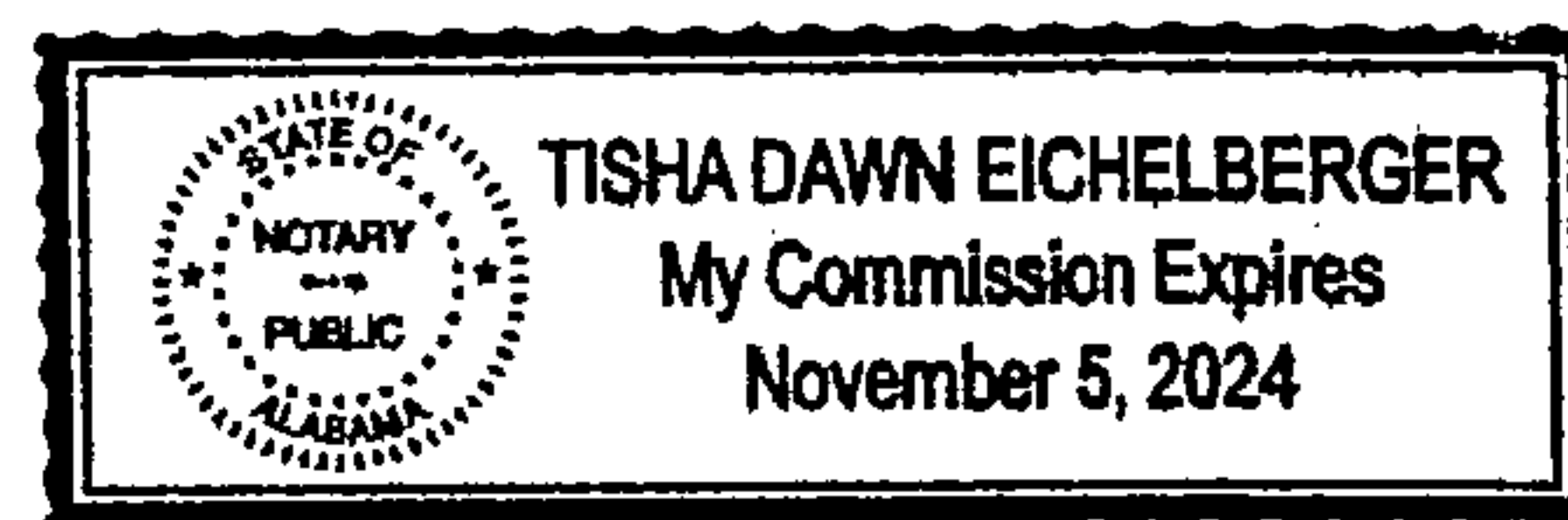
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall G. Kelley**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2022.

Tisha Dawn Eichelberger
Notary Public
My Commission Expires: 11-5-2024



In Witness Whereof, I have hereunto set my hand and seal this 10 day of May, 2022.


AMBRIA DAVIS

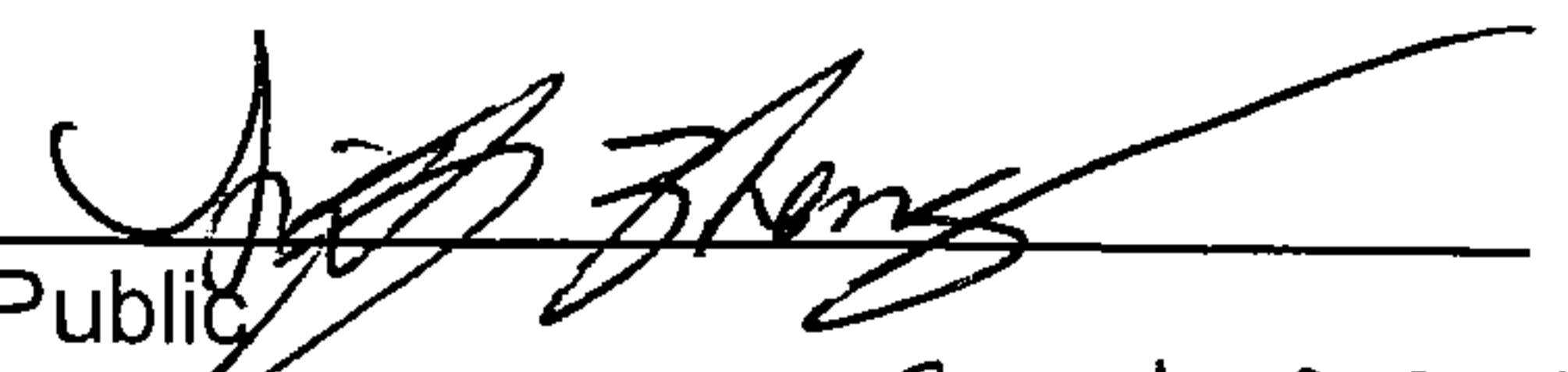
STATE OF New York

COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ambria Davis** whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of May, 2022.

LILY ZHENG
Notary Public, State of New York
Reg. No. 01ZH6362341
Qualified in Queens County
Commission Expires 07/31/2025


Notary Public
My Commission Expires: 07-31-2025

In Witness Whereof, I have hereunto set my hand and seal this 11 day of April, 2022.



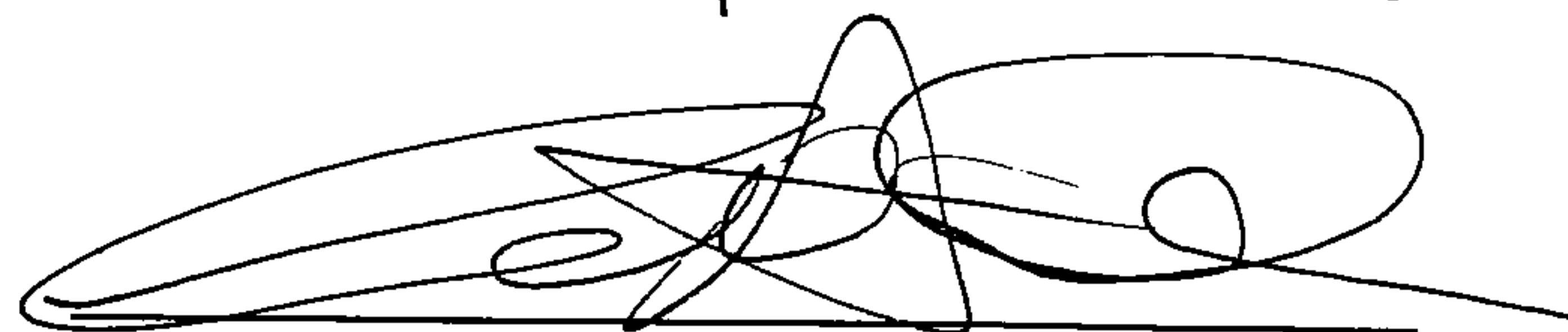
COURTLAND J. DAVIS

STATE OF Alabama

COUNTY OF Calhoun

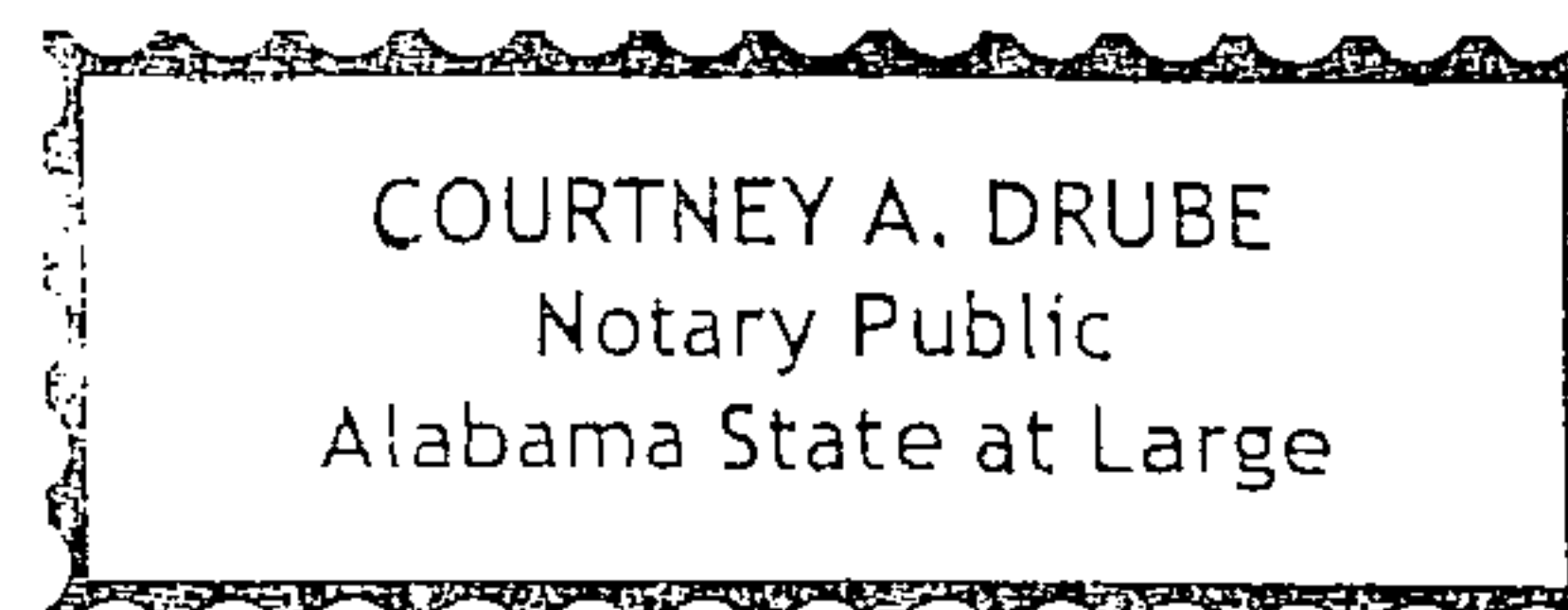
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Courtland J. Davis** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2022.

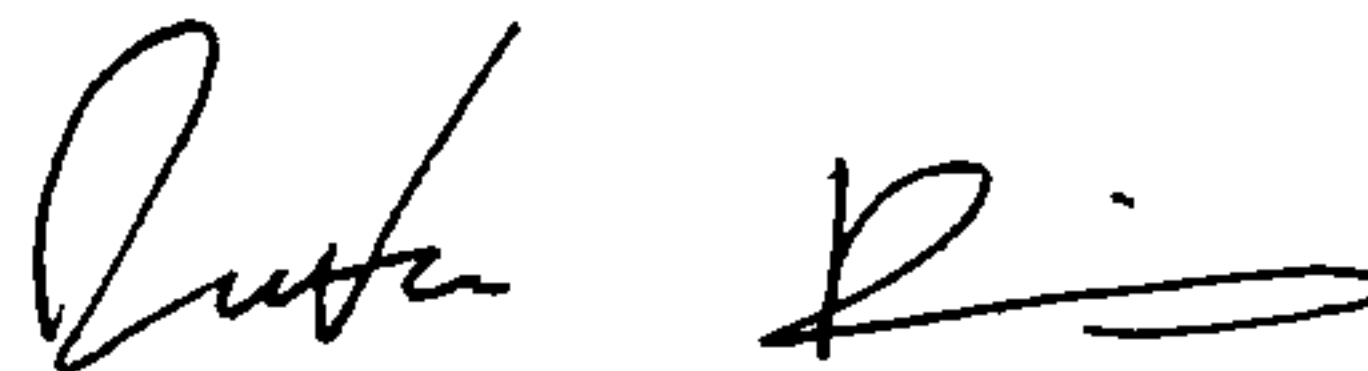


Notary Public

My Commission Expires: March 14, 2023



In Witness Whereof, I have hereunto set my hand and seal this 11th day of April, 2022.

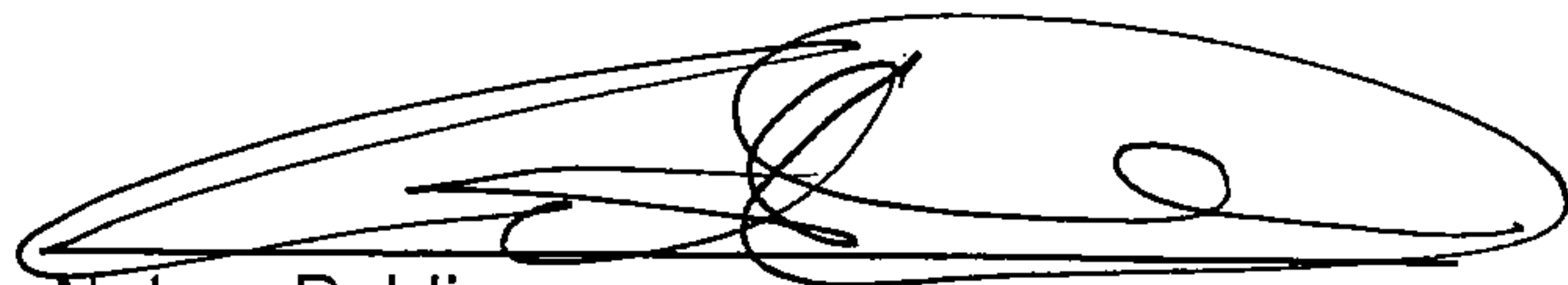


QUINTIN A. DAVIS

STATE OF Alabama
COUNTY OF Calhoun

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Quintin A. Davis** whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2022.



Notary Public

My Commission Expires: March 14, 2023

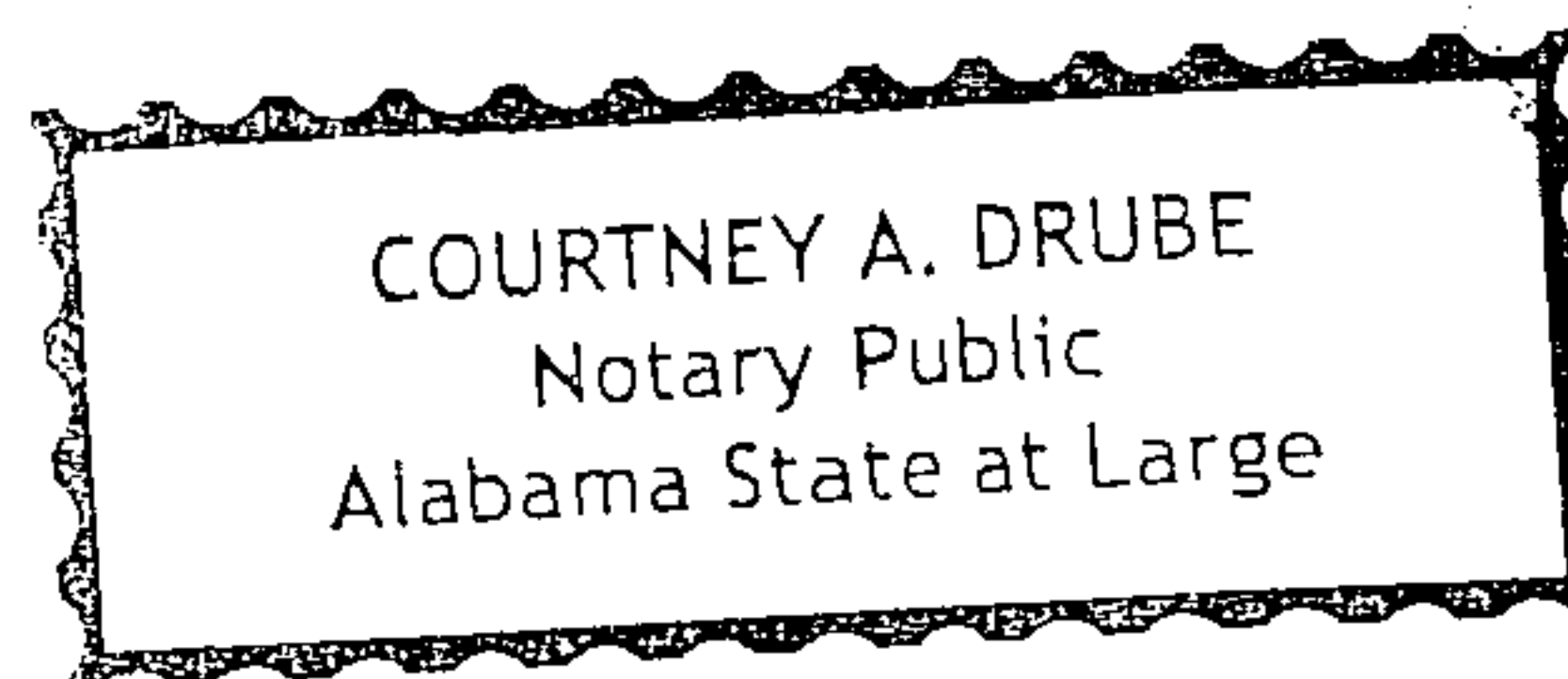


EXHIBIT "A"

Commence at the S.W. corner of Section 27, Township 19 South, Range 2 East and from the S.W. corner of said Section, run a distance of 1313.98 feet on a true bearing of N 54 degrees 45 minutes East; thence turn an angle of 10 degrees 46 minutes to the right for a distance of 981.0 feet, to the southeast corner of the Bennie Fair lot, said corner being on the north right of way line of the Shelby County Highway #62; thence turn an angle of 1 degree 58 minutes to the left along the said right of way for a distance of 105.0 feet, to the Point of Beginning; thence turn an angle of 1 degree 37 minutes to the left for a distance of 105.0 feet; thence turn an angle of 60 degrees 49 minutes to the left for a distance of 420.0 feet; thence turn an angle of 119 degrees 11 minutes to the left for a distance of 105.0 feet; thence turn an angle of 60 degrees 49 minutes to the left for a distance of 420.0 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	<u>Rhonda L. Stallworth</u> <u>Randall G. Kelley</u> <u>Ambria Davis</u> <u>Quintin A. Davis</u> <u>Courtland J. Davis</u>	Grantee's Name	<u>Rhonda L. Stallworth</u>
		Mailing Address	<u>Randall G. Kelley</u> <u>4747 Hessen Cassel Road</u> <u>Ft. Wayne, IN 46806</u>
Mailing Address	<u>4747 Hessen Cassel Road</u> <u>Ft. Wayne, IN 46806</u>		
Property Address	<u>237 Highway 62 E.</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>5/10/2022</u>
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	<u>78,500.00</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	<u>Tax Assessed Value Under</u>
☐ Closing Statement		<u>Parcel 07-8-27-3-001-004.000</u>

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 _____

Print B. CHRISTOPHER BATTLES_____
Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2022 08:47:47 AM
\$124.50 JOANN
20220616000241870

Form RT-1