

This Instrument was Prepared by: Send Tax Notice To: KALCI Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28342

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Colette Kooyers Hardaman a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KALCI Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

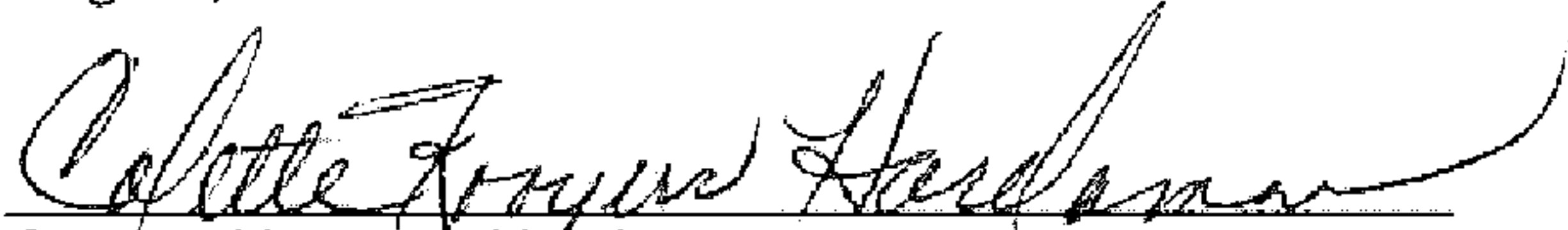
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of August, 2022.


Colette Kooyers Hardaman

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Colette Kooyers Hardaman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

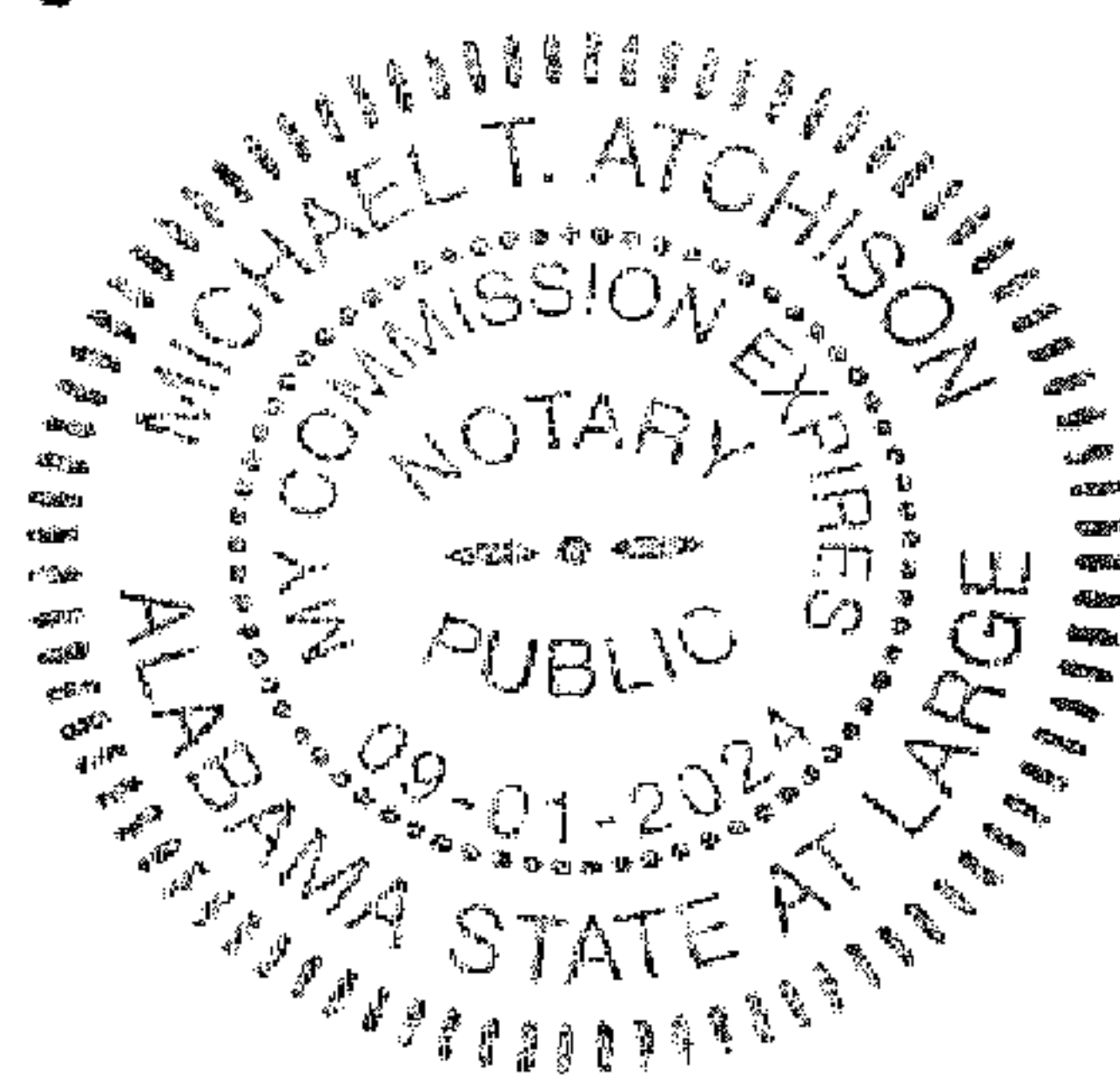


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run westerly along the North line thereof of 1971.25 feet to an iron pin being on the southeasterly right of way of Shelby County Highway #11; thence 52 degrees 48 minutes left, run southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 224.77.48 feet and a central angle of 1 degree 27 minutes 50 seconds and the point of the beginning; thence run southwesterly along said right of way and curve for 574.33 feet; thence left 89 degrees 26 minutes 53 seconds to chord, run southeasterly 477.68 feet; thence 90 degrees 00 minutes left run 564.51 feet; thence 88 degrees 49 minutes 10 seconds left run 473.78 feet to the point of beginning. Situated in Shelby County, Alabama.

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>Colette Kooyers Hardaman</u>	Grantee's Name	<u>KALCI Properties, LLC</u>
Mailing Address	<u>2008 Mountain View Rd</u> <u>, AL Birmingham, AL 35210</u>	Mailing Address	<u>100 Cheshire Ln</u> <u>, AL Pelham, AL 35124</u>
Property Address	<u>Simmsville Road</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>August 10, 2022</u>
		Total Purchase Price	<u>\$435,000.00</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 of 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 August 05, 2022

Unattested

(verified by)

Print Colette Kooyers Hardaman

Sign *Colette Kooyers Hardaman*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2022 09:45:38 AM
\$463.00 BRITTANI
20220809000310810

Form RT-1

Alvin S. Bayl