

This instrument is being re-recorded to correct the legal description.

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Charles Kent**

**WARRANTY DEED**

20220425000167370 1/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/25/2022 08:40:09 AM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF ~~CHILTON~~  
Shelby

20220817000323690 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/17/2022 03:19:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETEEN THOUSAND DOLLARS AND ZERO CENTS (\$19,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Trayce M. Kent, a Single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Charles Kent** (herein referred to as **Grantee**), the following described real estate, situated in: ~~CHILTON~~ County, Alabama, to-wit: **Shelby**

See Exhibit "A"- Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Grantor is the surviving grantee in Instrument # 19990004643500000 Probate Office, Shelby County, Alabama. The other grantee, Danny C. Kent, is deceased, having died on February 9, 2005.

Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25<sup>th</sup> day of April, 2022.

Trayce M. Kent  
Trayce M. Kent

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Trayce M. Kent**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Shelby County, AL 04/25/2022  
State of Alabama  
Deed Tax: \$19.00

Given under my hand and official seal this 25<sup>th</sup> day of April, 2022.

Jennifer Linberry  
Notary Public  
My Commission Expires 11-13-2023



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EXHIBIT A  
Legal Description

Commence at the intersection of the South right of way line of the new paved Shelby County Highway No 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West half of Section 34, Township 19 South, Range 1 East; and thence run Southwesterly along said South right of line a dsitance of 200.0 feet to the point of beginning of the parcel herein described; thence continue Southwesterly along said South right of way line a distance of 100.0 feet; thence run South, parallel with the East line of West half of Section 34, a dsitnace of 420 feet; thence run Northeasterly parallel with said South right of way line a distamcee of 100.0 feet; thence run North parallel with the East line of the West half od said Section 34, a distance of 420 feet to the point of beginning, subject to easemenets and rights of way of record.

Commence at the intersection of the South right of way line of the new paved Shelby County Highway No. 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West Half of Section 34, Township 19 South, Range 1 East; and thence run Southwesterly along said South right of way line a distance of 100.0 feet to the point of beginning of the parcel herein described; thence continue Southwesterly along said South right of way line a distance of 100.0 feet; thence run South, parallel with the East line of West Half of Section 34, A distance of 420 feet; thence run Northeasterly parallel with the said South right of way line a distance of 100.0 feet; thence run North, parallel with the East line of the West Half of said Section 34, A distance of 420 feet to the point of beginning, subject to easements and rights of way of record.



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### Real Estate Sales Validation Form

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

Grantor's Name Troyce M. Kent  
Mailing Address 111 Fawn Meadows Ln  
Wilsonville AL  
35186

Grantee's Name Charles Kent  
Mailing Address 121 Hickory St  
Childersburg AL  
35044

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 4/25/22  
Total Purchase Price \$ ~~19,000~~  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 19,000.00

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  
 Appraisal  
 Other tax Value

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 4/25/22

Print Troyce M. Kent

Unattested \_\_\_\_\_

Sign Troyce M. Kent  
(Grantor/Grantee/Owner/Agent) circle one

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