

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Trey Kiley and Mallisa Kiley
102 Washington St.
Columbiana, AL 35051

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Five Thousand Nine Hundred And No/100 Dollars (\$185,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jacob B. Mueller, a single man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Trey Kiley and Mallisa Kiley (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

That part of Lots 1 and 2, in Block "A", as per Longshore's Addition to The Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and run thence South .03 degrees East, a distance of 735.4 feet to the intersection of the West boundary of said Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East a distance of 52 feet, run thence North 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West a distance of 243.7 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 77 feet; run thence North 14 degrees and 30 minutes West a distance of 50 feet; run thence North 68 degrees and 17 minutes East 77 feet; run thence South 14 degrees and 30 minutes East, a distance of 50 feet to the point of beginning, and fronting 50 feet on the West side of Washington Street and extending back of uniform width to a depth of 77 feet and situated in the Northeast corner of said Block "A" according to the College Park Addition.

That part of Lots 1 and 2 in Block "A" as per Longshore's Addition to Columbiana, Alabama, and known as College Park, a map of which is recorded in the Probate Office of Shelby County, and certified by T.O. Sparks, and T.F. Gentry, civil engineers, and described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and run thence South .03 Degrees East, a distance of 735.4 feet to the intersection of the West line of Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East 52 feet; run thence 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West 243.7 feet; run thence South 68 degrees and 17 minutes West 77 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 10 feet; run thence North 14 degrees and 30 minutes West 50 feet; run thence North 68 degrees and 17 minutes East 10 feet; run thence South 14 degrees and 30 minutes East 50 feet to the point of beginning, situated in the Northeast corner of Block "A". according to College Park Addition and being West and contiguous to the lot described in Deed Book 129, Page 85, in the Probate Office of Shelby County, Alabama.

That part of Lots 2 and 3 in Block "A" as per Longshorer's Addition to the Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25 , Township 21 South, Range 1 West,

and run thence South .03 Degrees a distance of 735.4 feet to the intersection of the West boundary of said Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East a distance of 52 feet; run thence North 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West a distance of 189.7 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 87 feet; run thence North 14 degrees and 30 minutes West a distance of 54 feet; run thence North 68 degrees and 17 minutes East 87 feet; run thence South 14 degrees and 30 minutes East a distance of 54 feet to the point of beginning, and fronting 54 feet on the East side of Washington Street and extending back of uniform width to a depth of 87 feet and situated in Lot 2 and 3 of Block "A" according to the College Park Addition.

Together with that portion of the vacated right of way of Washington Street lying East of above said property and West of the curb line of Washington Street as shown by vacation of street recorded in Deed Book 143. Page 545. in the Probate Office of Shelby County, Alabama.

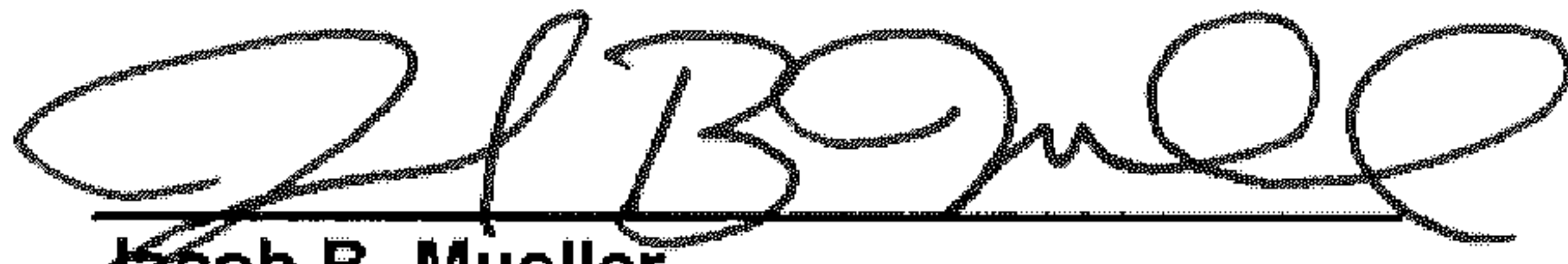
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$187,777.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

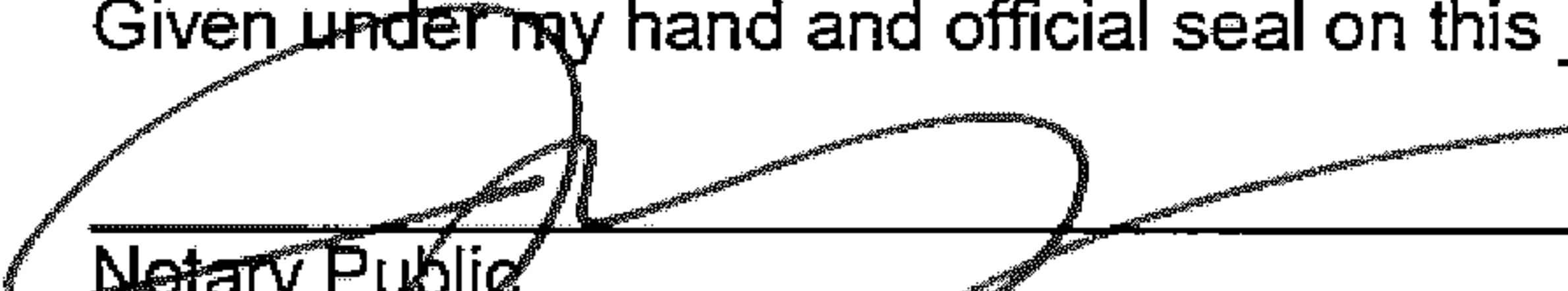
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 18th day of Oct., 20 22.


Jacob B. Mueller

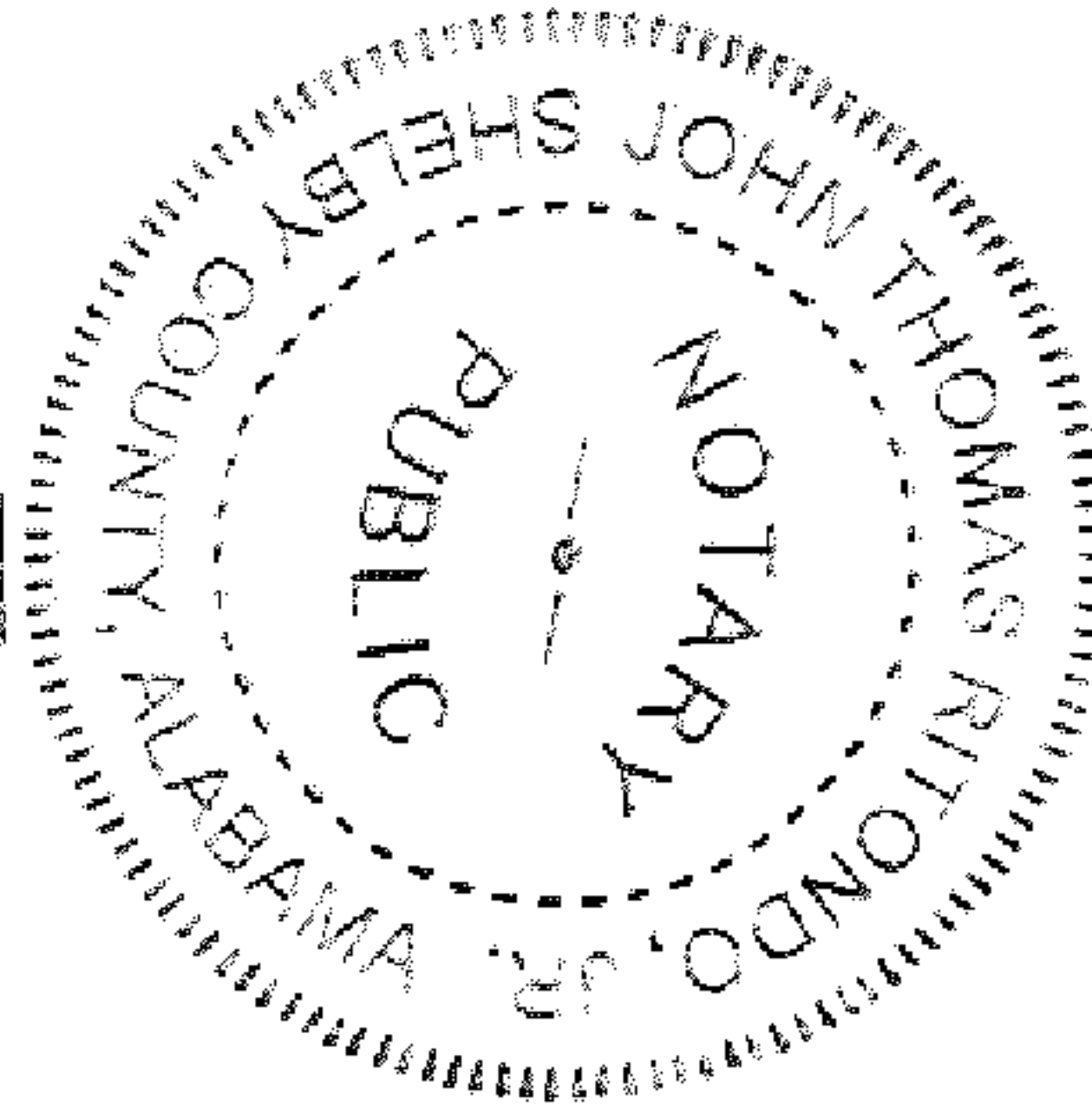
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob B. Mueller 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 on this 18th day of Oct., 20 22.


Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name Jacob B. Mueller

Grantee's Name Trey Kiley and Mallisa Kiley

Mailing Address 102 Washington St.
Columbiana, AL 35051Mailing Address 1039 Hwy 55
Wilsonville, AL 35186Property Address 102 Washington St.
Columbiana, AL 35051

Date of Sale October 18, 2022

Total Purchase Price \$185,900.00

or

Actual Value \$

or

Assessor's Market Value \$

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 - Jacob B. Mueller, 102 Washington St., Columbiana, AL 35051.

Grantee's name and mailing address - Trey Kiley and Mallisa Kiley, 1039 Hwy 55, Wilsonville, AL 35186.

Property address - 102 Washington St., Columbiana, AL 35051

Date of Sale - October 18, 2022.

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.

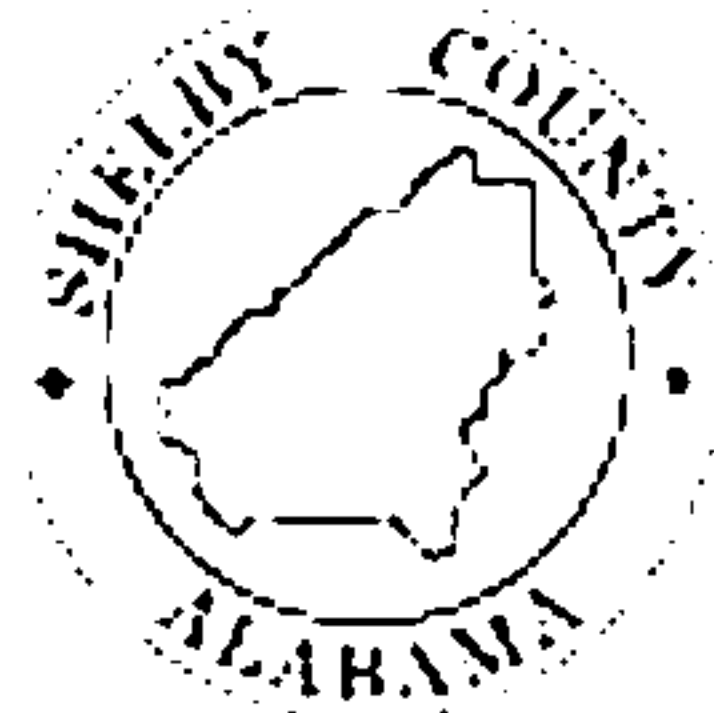
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: October 18, 2022

Sign  Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2022 09:44:53 AM
\$32.00 PAYGE
20221020000395570

Allie S. Bayl