


This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)
Source of Title: Instrument No. 1997-08370
Recorded in the Probate Judges office of
Shelby County, AL on 03/19/1997

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20221115000423410 1/3 \$263.50
Shelby Cnty Judge of Probate, AL
11/15/2022 12:48:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the title to the property herein-
after described is presently vested in **Philip Kellam** and **Susan M. Kellam**, as joint tenants with right
of survivorship.

WHEREAS, **Philip Kellam** and **Susan M. Kellam** desire to convey their ownership of the said
property from their survivorship interest to **Philip Kellam** and **Susan Marie Kellam, Trustees of the
Kellam Family Revocable Living Trust, dated October, 13 2022.**

NOW, THEREFORE, for and in consideration of the sum of One Hundred (\$100.00) Dollars,
cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, we, **Philip Kellam** and **Susan M. Kellam**, husband and wife, hereinafter referred
to as GRANTORS, do hereby grant, bargain, sell, and convey, unto **Philip Kellam** and **Susan Marie
Kellam, Trustees of the Kellam Family Revocable Living Trust, dated October 13, 2022**, as
GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 10, According to the Map and Survey of Apache Ridge, Sector 5, as recorded in
Map Book 17, Page 62, In the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2022.
2. Restrictions appearing of record in Instrument #1993-18462, and as shown on
recorded map.
3. Easement to Plantation Pipeline as recorded in Deed Book 112, Page 205.
4. Right of way to Shelby County in Deed Book 256, Page 868; Deed Book 271,
Page 720 and Deed Book 271, Page 734.

Shelby County, AL 11/15/2022
State of Alabama
Deed Tax: \$234.50

5. 35 foot building line from Sundance; 10 foot utility easement along the Northerly lot line; 7.5 foot utility easement along the Southerly lot line and a 15 foot utility easement along the Westerly lot line, all as shown on recorded plat.

TO HAVE AND TO HOLD said premises unto, the said Trustees, for and during their joint lives and upon the death of either, then to the survivor Trustee.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10 day of November, 2022.

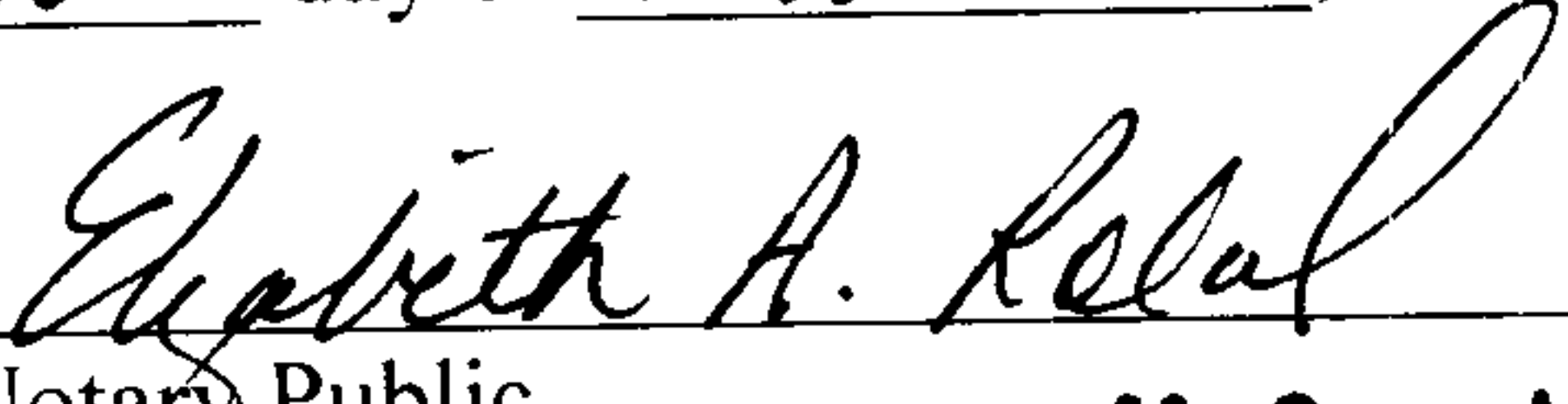

Philip Kellam (L.S.)


Susan M. Kellam (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Philip Kellam** and **Susan M. Kellam**, husband and wife, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2022.


Notary Public
My Commission Expires: April 7, 2026

Send tax notice to:
Philip Kellam and
Susan Marie Kellam, Trustees
144 Sundance
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Philip & Susan M. Kellam
Mailing Address 144 Sundance Drive
Alabaster, AL 35007

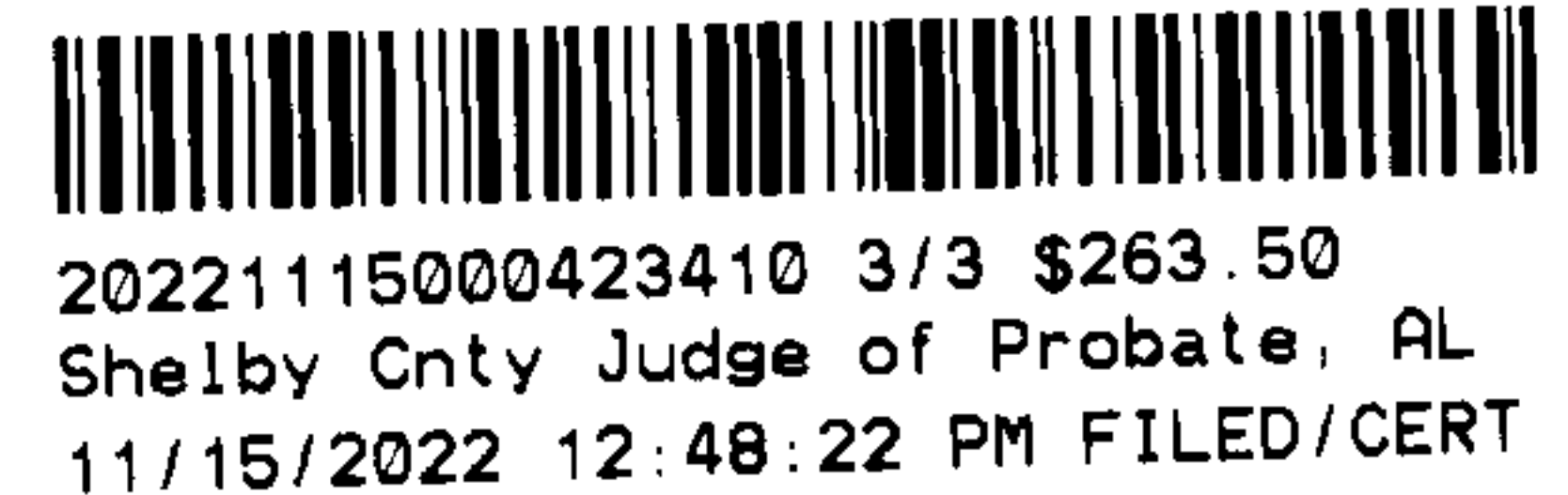
Grantee's Name Philip & Susan Marie Kellam
Mailing Address 144 Sundance Drive
Alabaster, AL 35007

Property Address 144 Sandance Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 234,200.00



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 Assessor's 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 11/10/2022

Print

PHILIP KELLAM

Sign

Philip Kellam

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1