



20221207000444960 1/11 \$114.50
Shelby Cnty Judge of Probate, AL
12/07/2022 02:27:51 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Ernestine Kelow, unmarried; Jarion C. Allen, married; Denise Davis, unmarried; Marilyn E. Wilson, a widow; Mary A. Stringer, married; Tony E. Bradford, unmarried; Alfonzo Bradford, unmarried; Anthony Dejournett, unmarried; Melvin L. Smith unmarried (hereinafter called GRANTORS), the receipt whereof is hereby acknowledged, GRANTORS hereby release, quitclaim, grant, sell, and convey to Jerome Bradford and Geraldine Kennedy (hereinafter called GRANTEES) a life estate in GRANTORS' right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, with remainder to GRANTORS or their heirs if deceased, to-wit:

See attached Exhibit A for legal description.

GRANTORS and GRANTEES are the heirs at law of Esteen Bradford, also known as Esten G. Bradford, who died in 2016. She was the surviving grantee in the deed recorded in Deed Book 259, Page 766, in the Probate Office of Shelby County, Alabama, the other grantee, Ernest Bradford, having died in 2001 while married to her. The property described on Exhibit A is not the homestead of any of the GRANTORS or their respective spouses.

TO HAVE AND TO HOLD to said GRANTEES a life estate only in the interests of the GRANTORS in the above described property.

Given under the hands and seals of GRANTORS this 30 day of March, 2022.

Ernestine Kelow
Ernestine Kelow

Shelby County, AL 12/07/2022
State of Alabama
Deed Tax: \$55.50

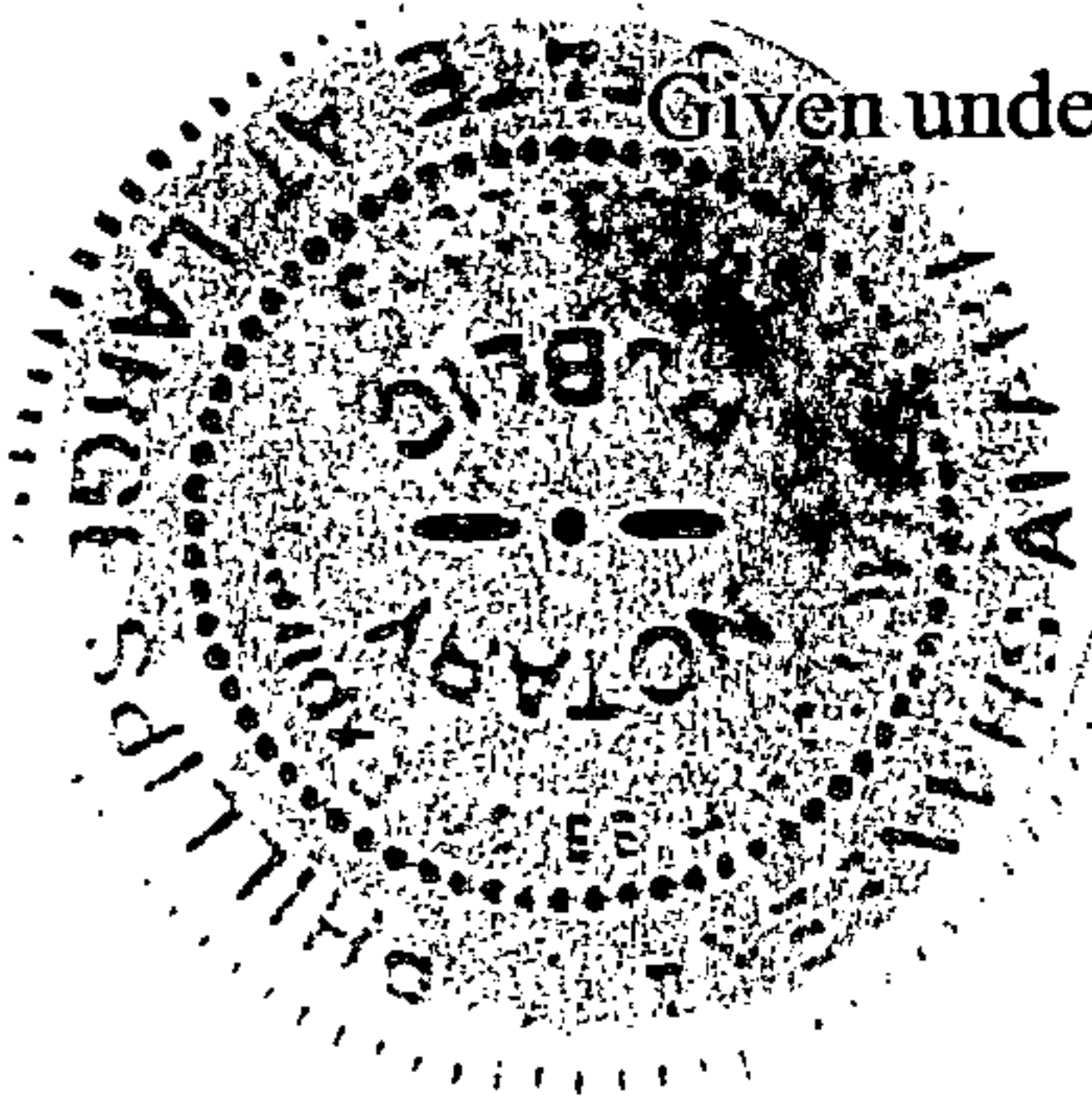
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernestine Kelow, 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.

Given under my hand and official seal this 30th day of March, 2022

[Signature]
Notary Public
My commission expires: 08/03/25

[additional signatures and notary acknowledgments on following pages]

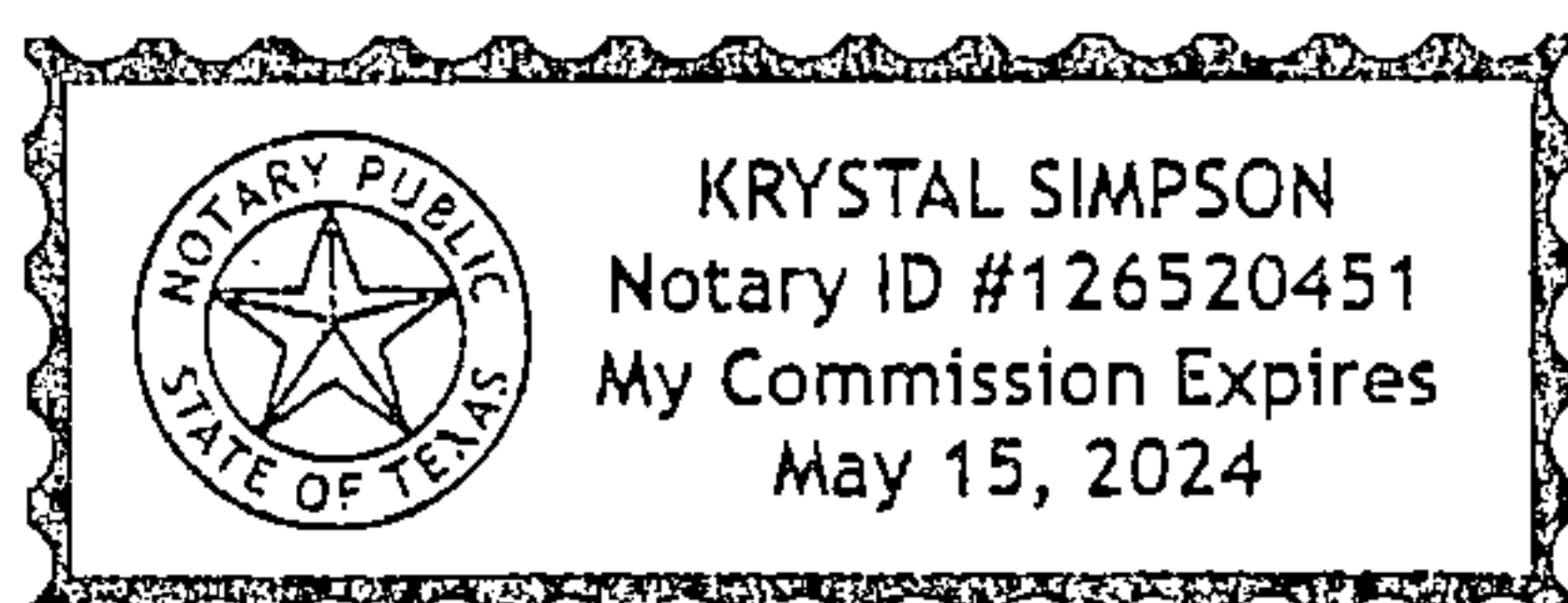


Jarion C. Allen
Jarion C. Allen

STATE OF Texas
COUNTY OF Bell

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jarion C. Allen, 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.

Given under my hand and official seal this 23rd day of March, 2022.



Krystal Simpson
Notary Public
My commission expires: May 15, 2024



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Shelby Cnty Judge of Probate, AL
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Denise Davis
Denise Davis

STATE OF Alabama
COUNTY OF Shelby

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

Given under my hand and official seal this 31 day of March, 2022.

Keel Foster
Notary Public
My commission expires: 01-26-2025

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Marilyn E. Wilson
Marilyn E. Wilson

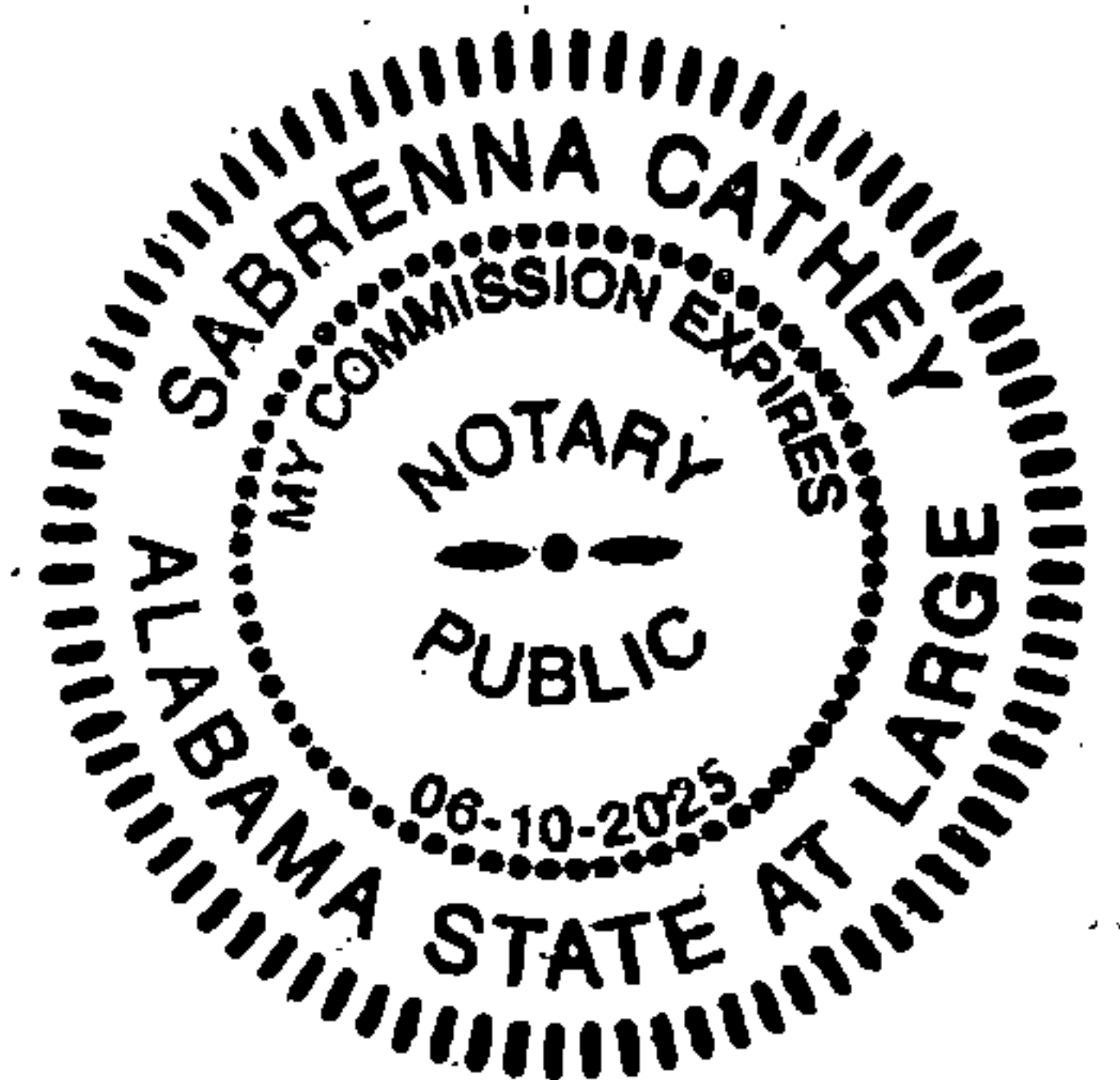
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marilyn E. Wilson, 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.

Given under my hand and official seal this 30th day of March, 2022

Sabrina Cathey
Notary Public
My commission expires.

Sabrina Cathey
Notary Public, State of Alabama
My Commission Expires
06/10/2025





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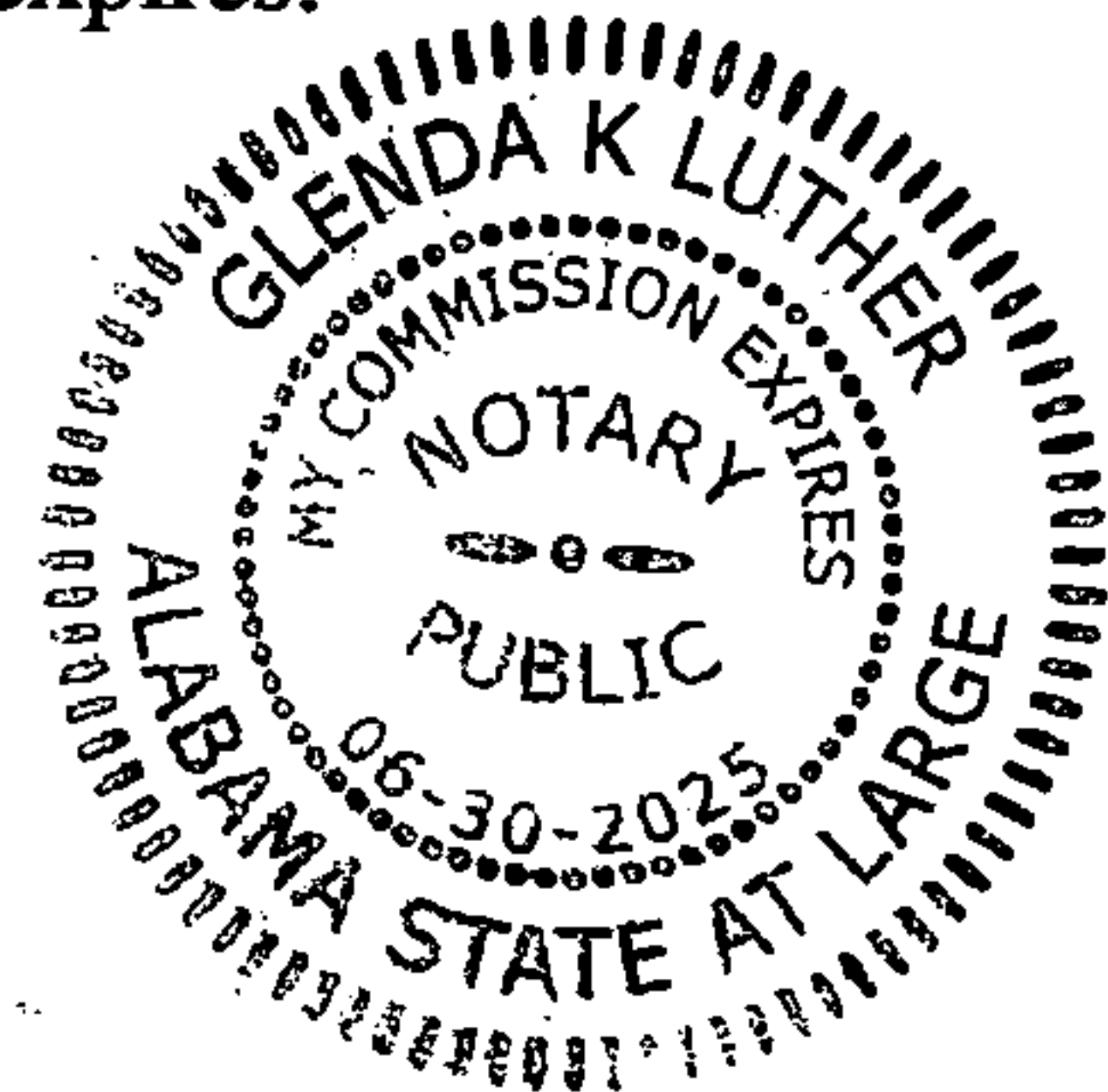
Mary A. Stringer
Mary A. Stringer

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary A. Stringer, 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.

Given under my hand and official seal this 28th day of March, 2022.

Glenda K. Luther
Notary Public
My commission expires:



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Tony E. Bradford
Tony E. Bradford

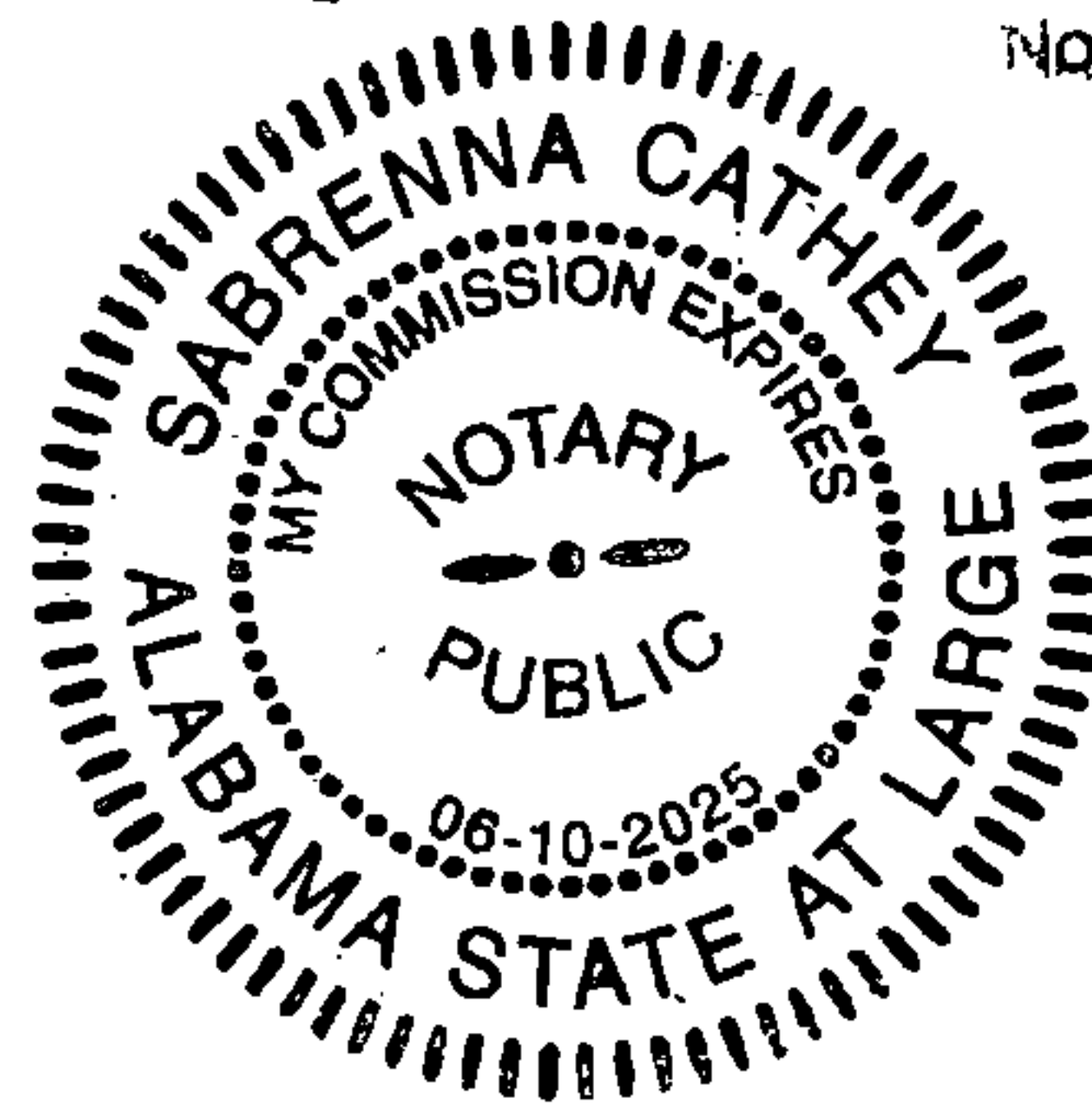
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony E. Bradford, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2022.

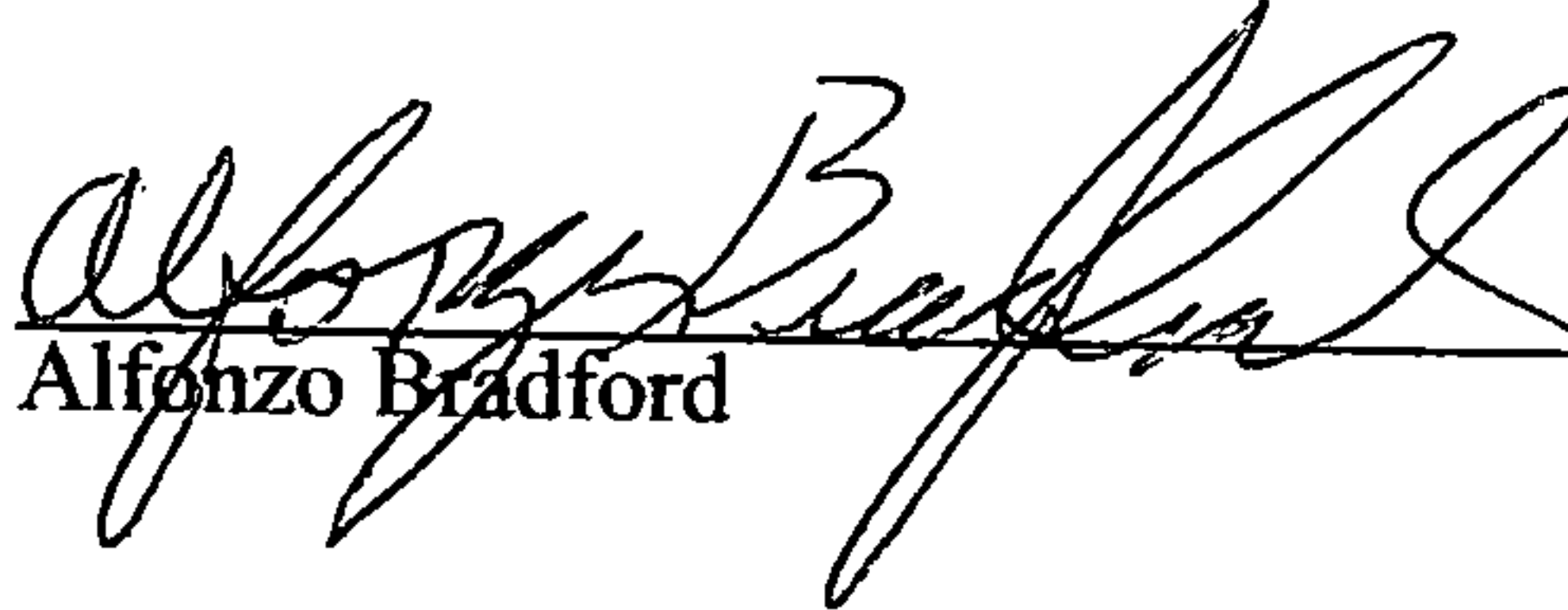
Sabrenna Cathey
Notary Public
My commission expires:

Sabrenna Cathey
Notary Public, State of Alabama
My Commission Expires
06/10/2025





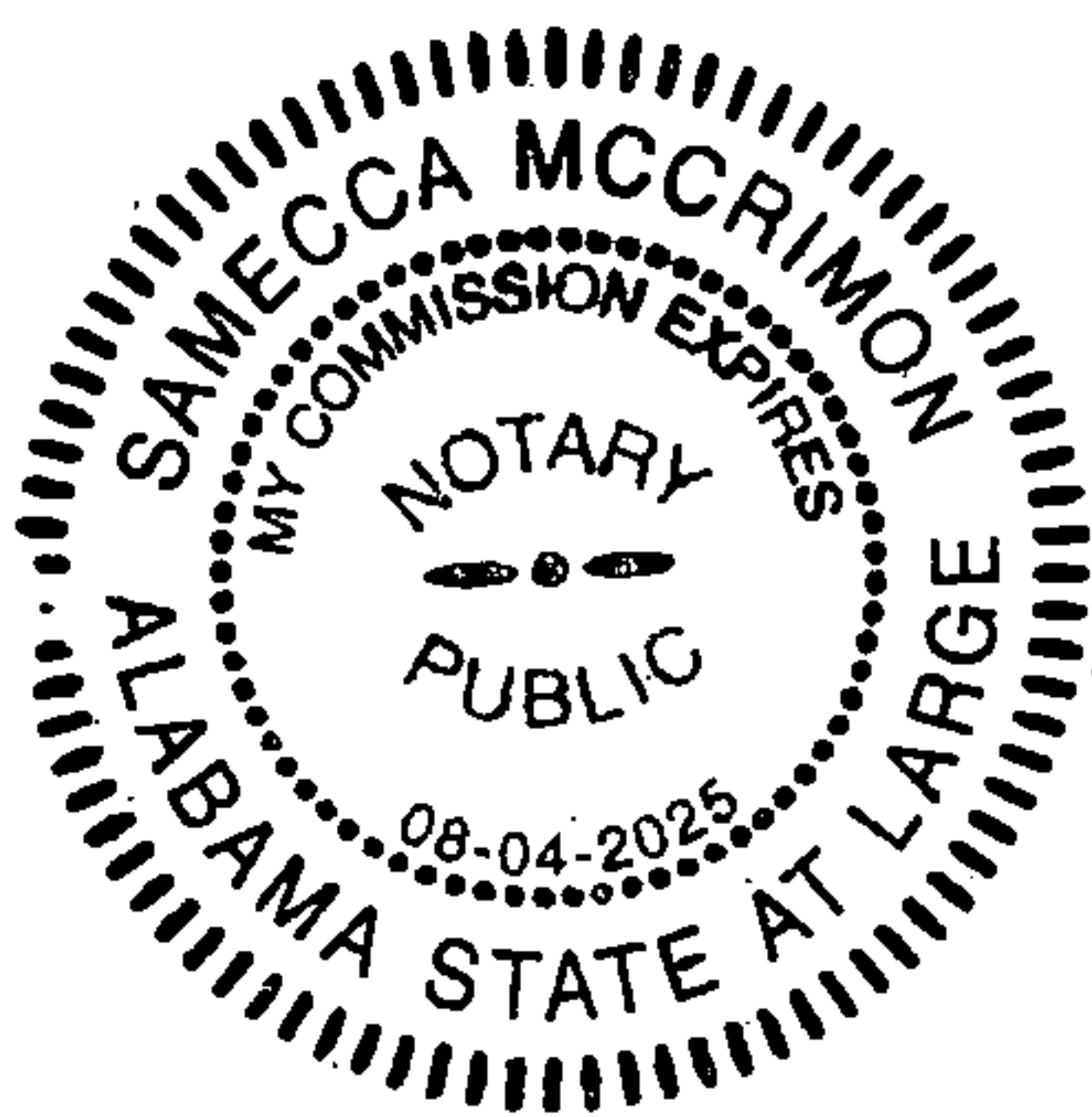
20221207000444960 7/11 \$114.50
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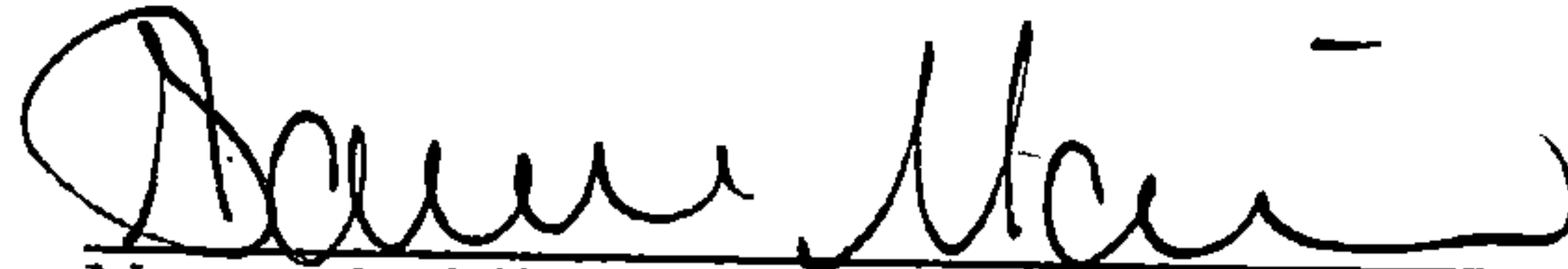

Alfonzo Bradford

STATE OF Alabama
COUNTY OF Shelby

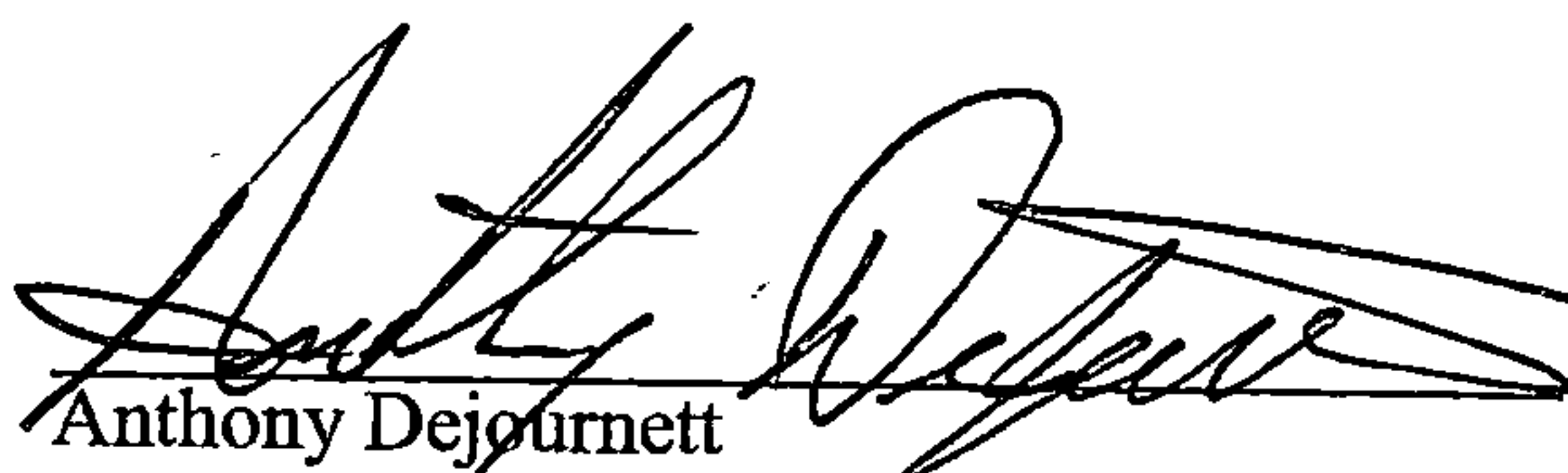
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alfonzo Bradford, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed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

Given under my hand and official seal this 5th day of April, 2022.




Notary Public
My commission expires:


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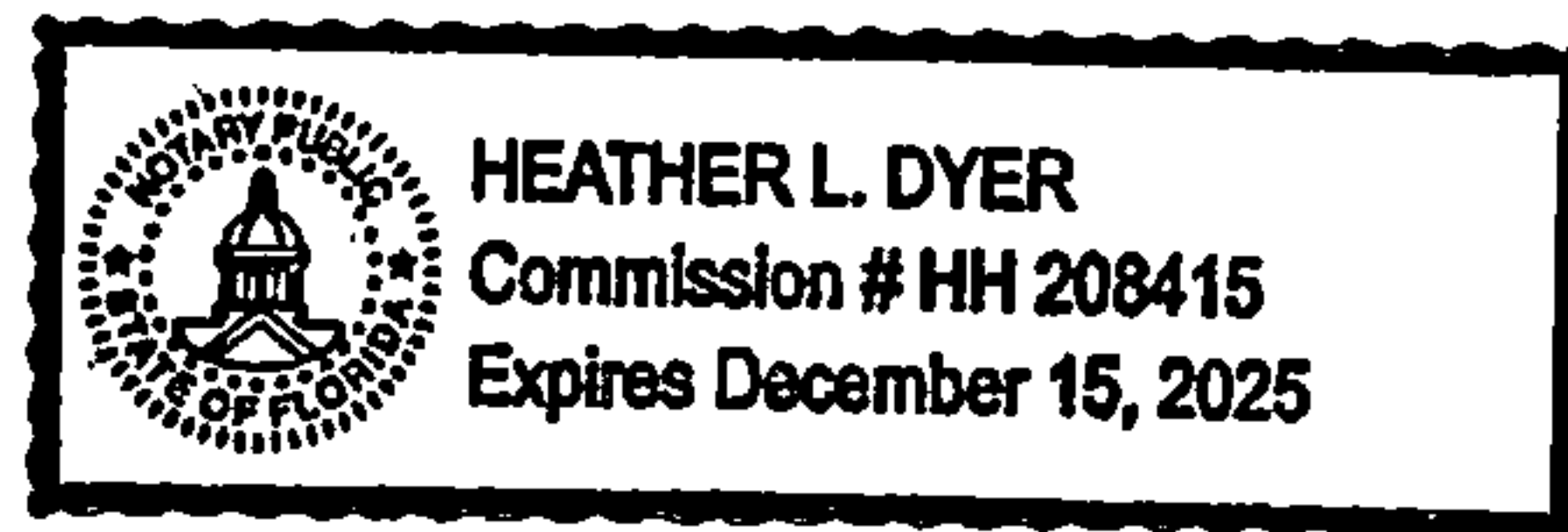

Anthony Dejournett

STATE OF Florida
COUNTY OF Duval

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Dejournett, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, 2022.


Notary Public
My commission expires:





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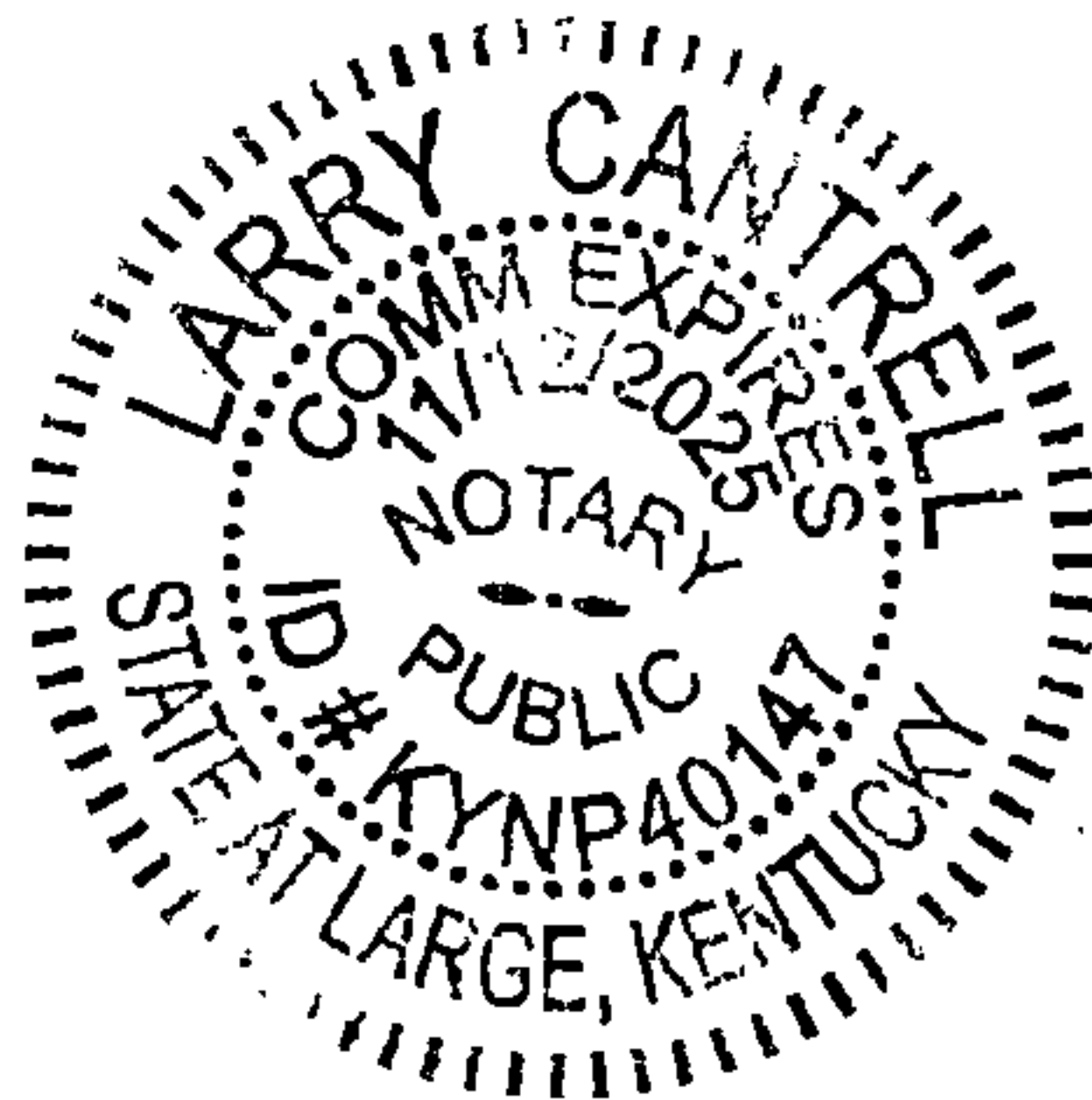
Melvin L. Smith
Melvin L. Smith

STATE OF Kentucky
COUNTY OF Marion

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melvin L. Smith, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2022

Larry Cantrell
Notary Public
My commission expires:





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EXHIBIT A

Commence at the Southwest corner of the Northwest quarter of Northwest quarter of Section 27, Township 19 South, Range 2 East, and run East 88 degrees 218.8 feet to a point on the East right of way line of Alabama Highway No. 25 to a point; thence North 250 feet along right of way line of Highway 25 to point of beginning; thence East 180 feet parallel with forty line; thence South parallel with Highway 25 right of way 85 feet; thence West parallel with forty line 180 feet to the East side of right of way line of Highway 25; thence North along said right of way line 85 feet to the point of beginning.

Less and except: A tract of land located in the Northwest quarter of Northwest quarter, Section 27, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southwest corner of said quarter-quarter section and run thence North 81 degrees 35 minutes East a distance of 125.56 feet to a point; thence turn an angle to the left of 51 degrees 73 minutes and run in a Northeasterly direction a distance of 225.22 feet to a point; thence turn an angle of 68 degrees 09 minutes to the right and run in an Easterly direction a distance of 13.54 feet to a point on the Southeast right of way line of U.S. Highway No. 231, said point being the Southwest corner of the Ernest Bradford lot, the same being described in Deed Book 259, Page 767, in the Probate Office of Shelby County, Alabama, and being the point of beginning; thence continue along the last described course in an Easterly direction and along the South line of said lot for a distance of 59.31 feet to a point; thence turn an angle of 69 degrees 39 minutes to the left and run 25 feet to a point; thence turn an angle of 110 degrees 21 minutes to the left and run 59.31 feet to a point on the East right of way line of U.S. Highway No. 231; thence turn an angle of 69 degrees 39 minutes to the left and run along the Southeast right of way line of said highway a distance of 25 feet to the point of beginning.

Located at 40316 Highway 25, Harpersville, AL 35078

Parcel ID # 07 8 27 2 001 004.00

Real Estate Sales Validation Form

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

Grantor's Name see deed
Mailing Address PO Box 327
Harpersville, AL 35078

Grantee's Name see deed
Mailing Address PO Box 327
Harpersville, AL 35078

Property Address 40316 Hwy 25
Harpersville, AL 35078

Date of Sale March 30, 2022
Total Purchase Price \$

or
Actual Value \$ 55,160

or
Assessor's Market Value \$



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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 assessor's current market 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

Print William R. Justice

☐ Unattested

(verified by)

Sign William R. Justice

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1