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12/22/2022 11:36:25 AM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
TJS Properties LLC
329 Emerald Lane
Chelsea AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Eighty-Five Thousand Dollars and NO/100 (\$85,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Gregory A. Kennemer, as the Personal Representative of the Estate of Mark Lindsay, III, Shelby County Probate Case No. PR-2022-000718, and St. Catherine's Episcopal Church, as Devisee,** (herein referred to as Grantors), grant, sell, bargain and convey unto, **TJS 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:

Parcel 1: Parcel ID 15-1-02-0-001-001.001

A parcel of land situated and lying in the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4, Section 2, Township 20 South, Range 1 West, Shelby County, Alabama. Run South along the East line of said quarter-quarter section to a point in the South edge of the Shelby County gravel road, which is the point of beginning. Thence run South along the East line of said quarter-quarter section a distance of 355 feet to a point; thence run West and parallel to the North line of said quarter-quarter section a distance of 250 feet to a point in the center of an old logging road; thence run in a Northerly direction along the center of said old logging road as it meanders a distance of 500 feet, more or less, to a point in the South edge of said Shelby County gravel road; thence run in an East-Southeasterly direction a distance of 175 feet, more or less, to the point of beginning.

Source of Title Book 036, Page 154

Parcel 2: 15-1-02-0-001-001.007

A parcel of land situated and lying in the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 1 West, run south along the east line of said 1/4-1/4 section a distance of 275 feet to the point of beginning. Beginning at said point, run south along the east line of said 1/4-1/4 section a distance of 1,097 feet to the SE corner of said 1/4-1/4 section; thence west along the south line of said 1/4-1/4 section a distance of 350 feet to a point in the center of the Yellow Leaf Creek; thence in a northerly direction along the center of the Yellow Leaf Creek as it

meanders a distance of 1,925 feet, more or less; thence east and parallel to the north line of said 1/4-1/4 section a distance of 200 feet to the point of beginning, in Shelby County, Alabama.

Source of Title Book 335, Page 474

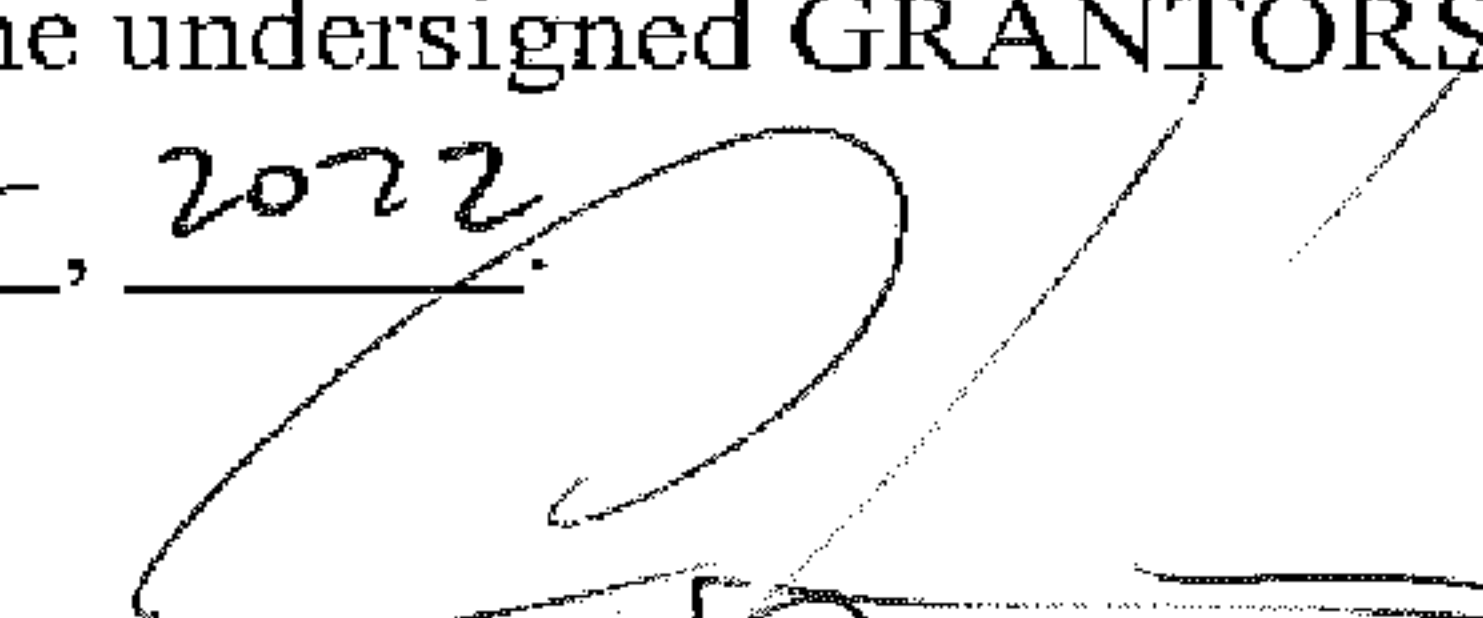
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. None of the above consideration was secured by and through the purchase money mortgage closed herewith.

Mark Lindsay, III, the grantees in the deeds recorded in Book 036, page 154 and Instrument 19811013000109080, is one and the same person as Mark C. Lindsay, III, the decedent in Shelby County Probate Case No. PR-2022-000718

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 21st day of December, 2022.


Gregory A. Kennemer, as the Personal Representative of the Estate of Mark Lindsay, III, Shelby County Probate Case No. PR-2022-000718

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Gregory A. Kennemer, whose name as the Personal Representative of the Estate of Mark Lindsay, III, Shelby County Probate Case No. PR-2022-000718, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of December, 2022.

Notary Seal

Notary Public

My commission expires:

12-22-2025

St. Catherine's Episcopal Church

Sally Herring
By: Sally Herring, its Priest in Charge

STATE OF Ala
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Sally Herring, whose name as Priest in Charge of St. Catherine's Episcopal Church**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

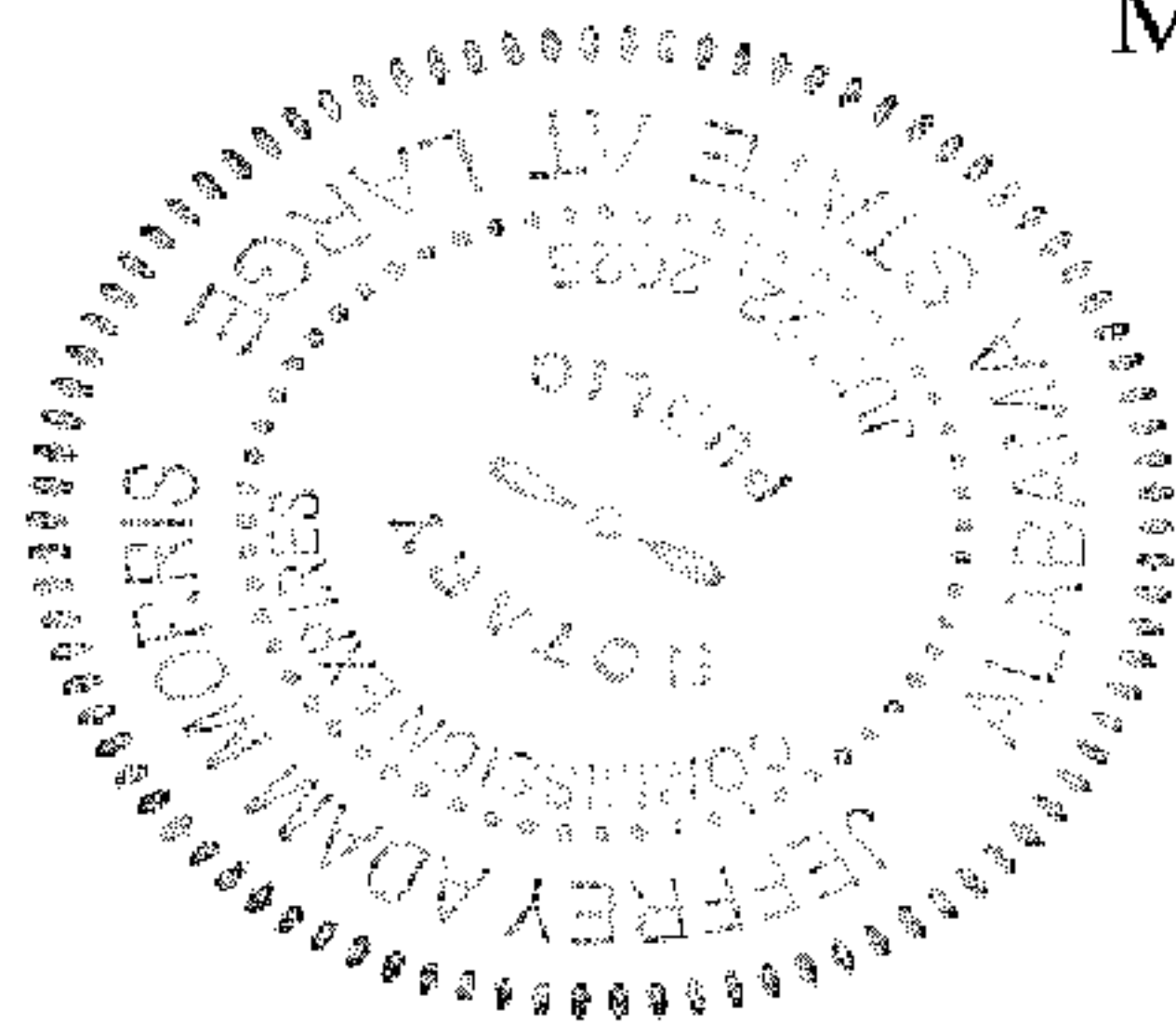
Given under my hand and official seal this the 21st day of December, 2022.

Notary Seal

Notary Public

My commission expires:

6 22 2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2022 11:36:25 AM
 \$117.00 BRITTANI
 20221222000458400

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Estate of Mark Lindsay III Grantee's Name TJS Properties
 Mailing Address St. Catherine Episcopal Church Mailing Address 329 Emerald Lane
2908 Crescent Avenue Chelsea AL 35043
Homewood AL 35209

Property Address 498 Whisenhunt Rd
Chelsea AL 35043
(See legal 2 parcels)

Date of Sale 12/21/22
 Total Purchase Price \$ 85,000.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other _____

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 12/21/22

Print Jeff Morris

Unattested

Sign

(verified by)