

20230123000018470  
01/23/2023 12:14:12 PM  
DEEDS 1/8

**SEND TAX NOTICE TO:**  
King Family Holdings, LLC  
437 Hillside Avenue  
Westfield, NJ 07090

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **James Stephen King, a married man, Michael A. King, a married man, Kathy King Dunbar, a married woman, Christopher S. King, a married man, and Lara King Bell, a married woman, Heirs at Law of Grady King, Deceased**, whose address is 437 Hillside Avenue, Westfield, NJ 07090 (hereinafter "Grantors", whether one or more), by **King Family Holdings, LLC, an Alabama Limited Liability Company**, whose address is 437 Hillside Avenue, Westfield, NJ 07090 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, **King Family Holdings, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is a Vacant Lot on Pelham Heights Road, Pelham, AL 35124 to-wit:**

**Commence at a Northeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed South 89° 10' 06" West for a distance of 135.50 feet; thence proceed South 00° 22' 06" West for a distance of 424.02 feet; thence proceed South 30° 22' 06" West for a distance of 248.26 feet to a ½" crimp top pipe in place, said point being the point of beginning. From this beginning point proceed South 57° 55' 28" West for a distance of 154.93 feet to a ½" crimp top pipe in place; thence proceed North 84° 10' 59" West for a distance of 137.33 feet to a ½" rebar in place; thence proceed North 00° 44' 07" West for a distance of 52.79 feet (set ½" rebar CA-0114-LS); thence proceed North 21° 22' 40" East for a distance of 172.99 feet to a ½" rebar in place; thence proceed South 54° 42' 01" East for a distance of 251.82 feet to the point of beginning.**

**The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.**

**The subject property conveyed herein does not constitute the homestead of the Grantors, nor the homestead of the Grantors spouses.**

**Grady King (*also known as Grady Hinds King*), Deceased, having died on or about the 21<sup>st</sup> day of December, 1979, is the grantee in that certain deed dated September 4, 1967, and recorded on September 7, 1967, in Book 249, Page 814, in the Probate Office of Shelby County, Alabama.**

**The above named and undersigned Grantors constitute all surviving Heirs at Law of Grady King, Deceased, as further established by those certain Heirship Affidavits recorded simultaneously herewith.**

**James Stephen King is one and the same person as James S. King.**

**Christopher S. King is one and the same person as Chris S. King.**

**Lara King Bell is one and the same person as Lara Leigh Bell.**

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.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors and assigns forever. **The Grantors do** for Grantors and for the Grantors heirs, executors, and administrators, **and assigns, covenant** with said Grantee, and Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and Grantors heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this  
day of December, 2022.

28th

James Stephen King  
**James Stephen King**

STATE OF TEXAS

COUNTY OF HARRIS

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

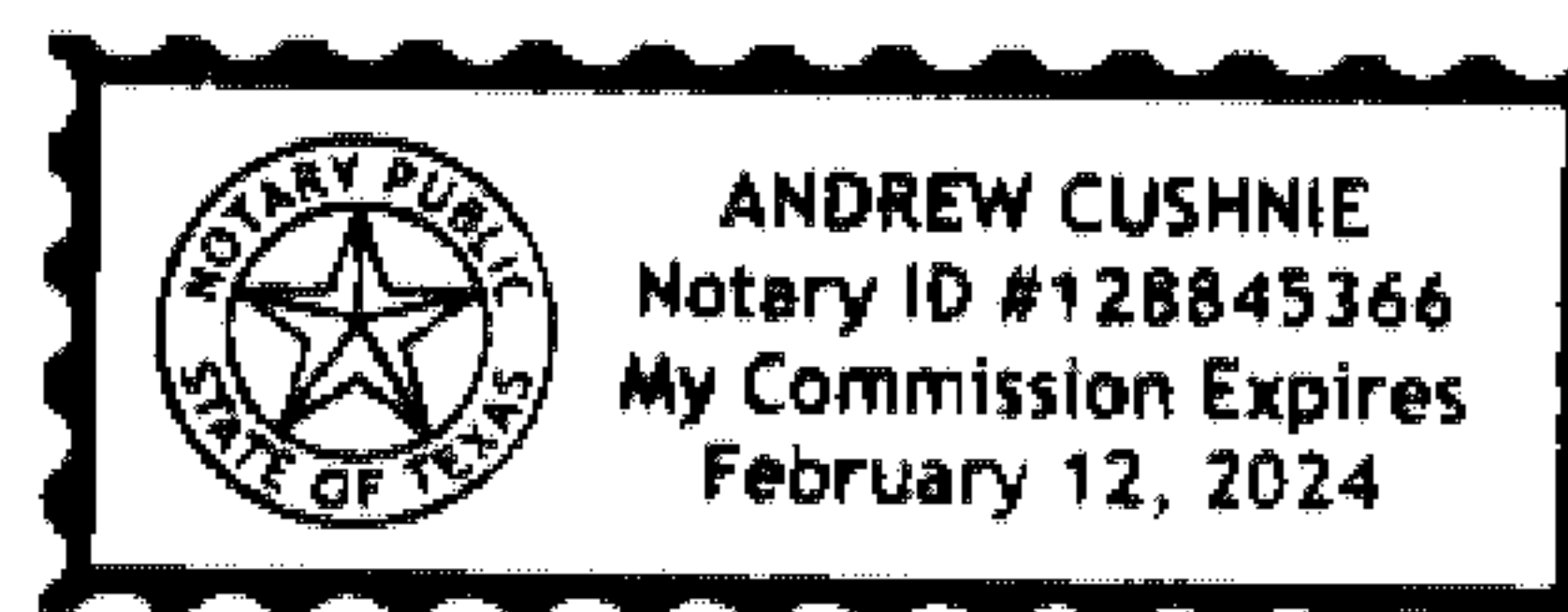
Given under my hand and seal this 29 day of December, 2022.

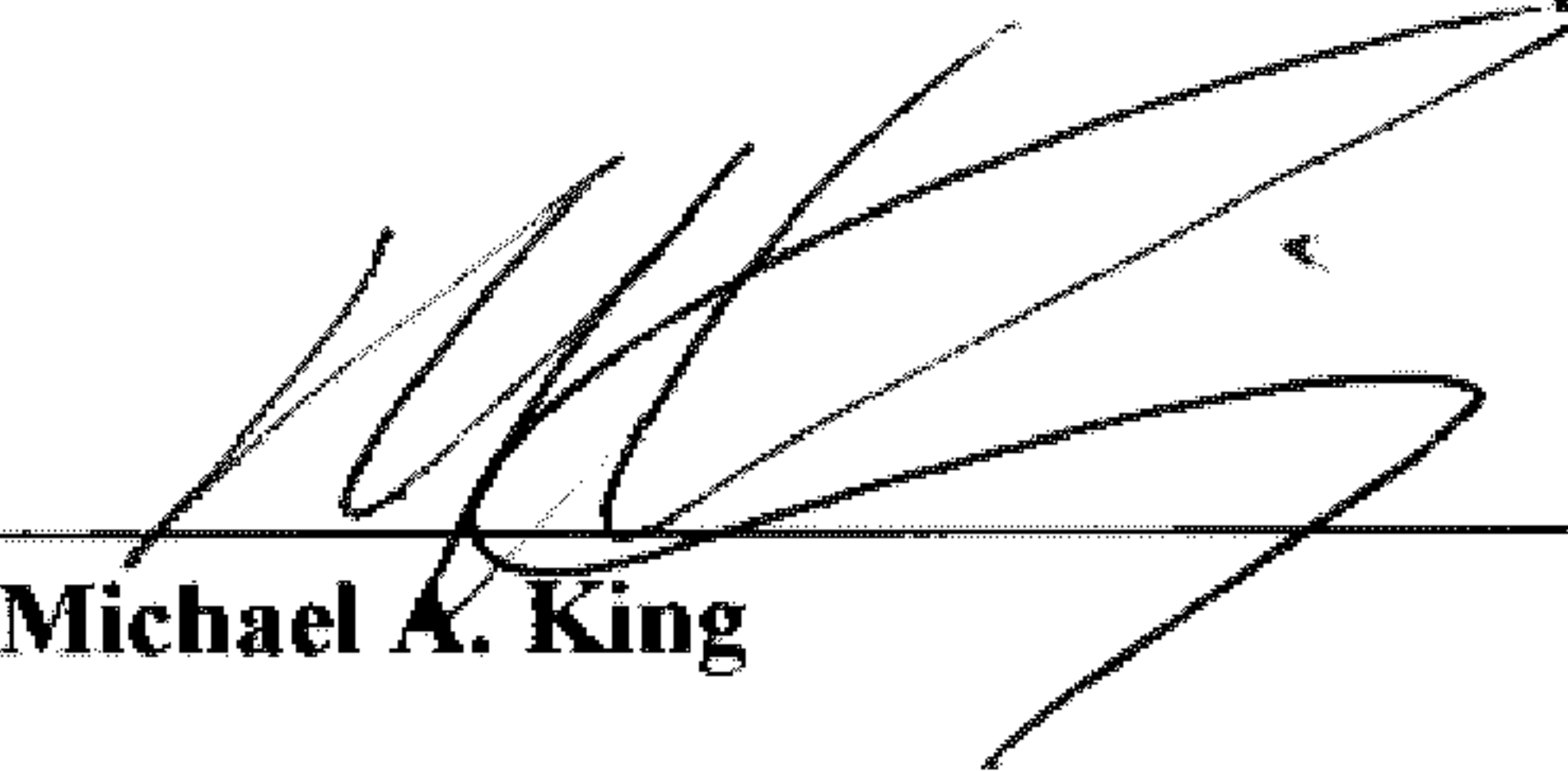
AC

**Notary Public**

Print Name: Andrew Cushnie

My Commission Expires: February 12 2024




  
\_\_\_\_\_  
**Michael A. King**

STATE OF New Jersey

COUNTY OF Union

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

Given under my hand and seal this 29<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_

Notary Public

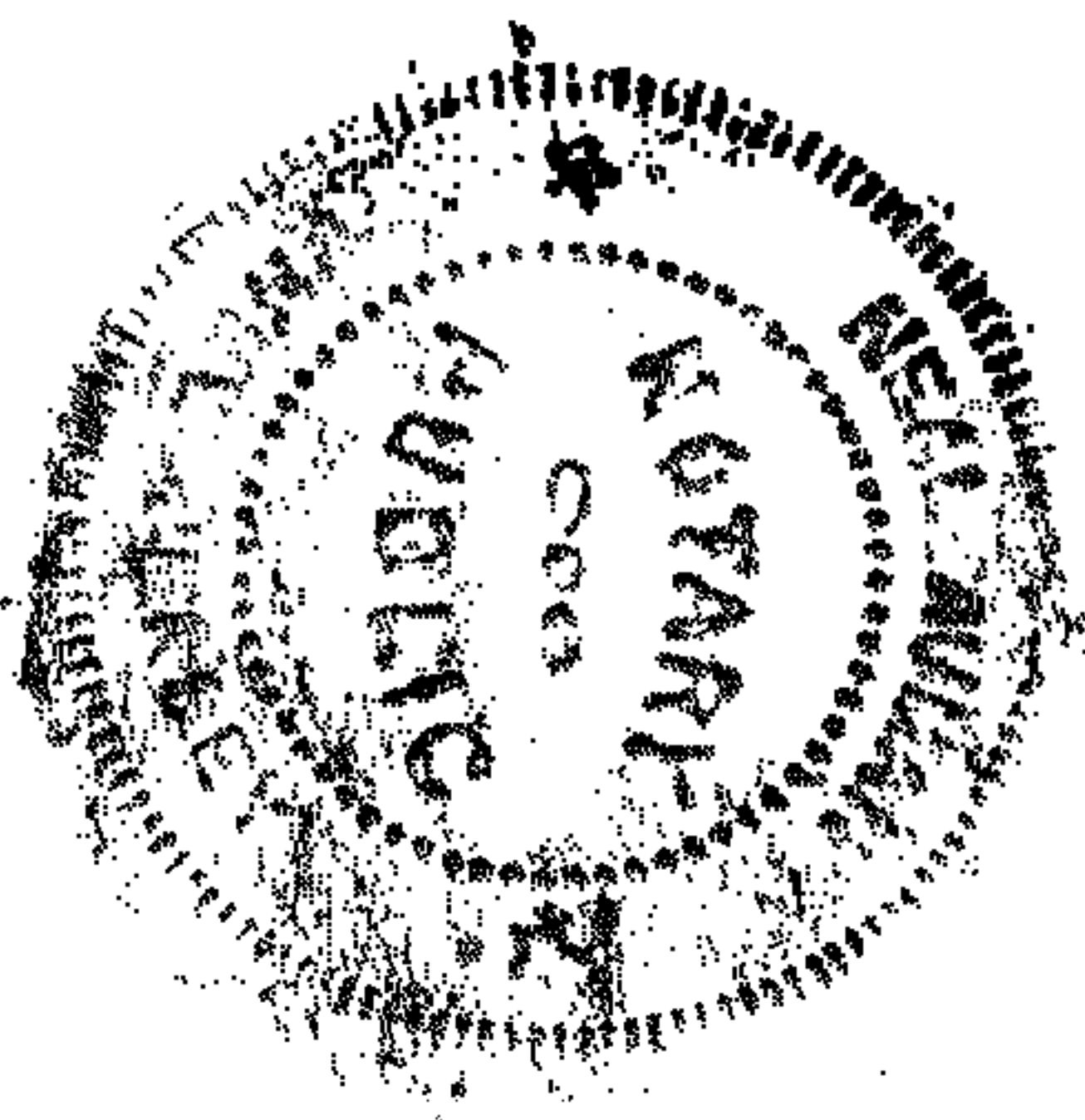
NEAL AUMAN

Print Name:

Notary Public of New Jersey

ID #2165766

My Commission Expires May 25, 2024





Kathy King Dunbar  
Kathy King Dunbar

STATE OF Tennessee

COUNTY OF Blount

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Kathy King Dunbar** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

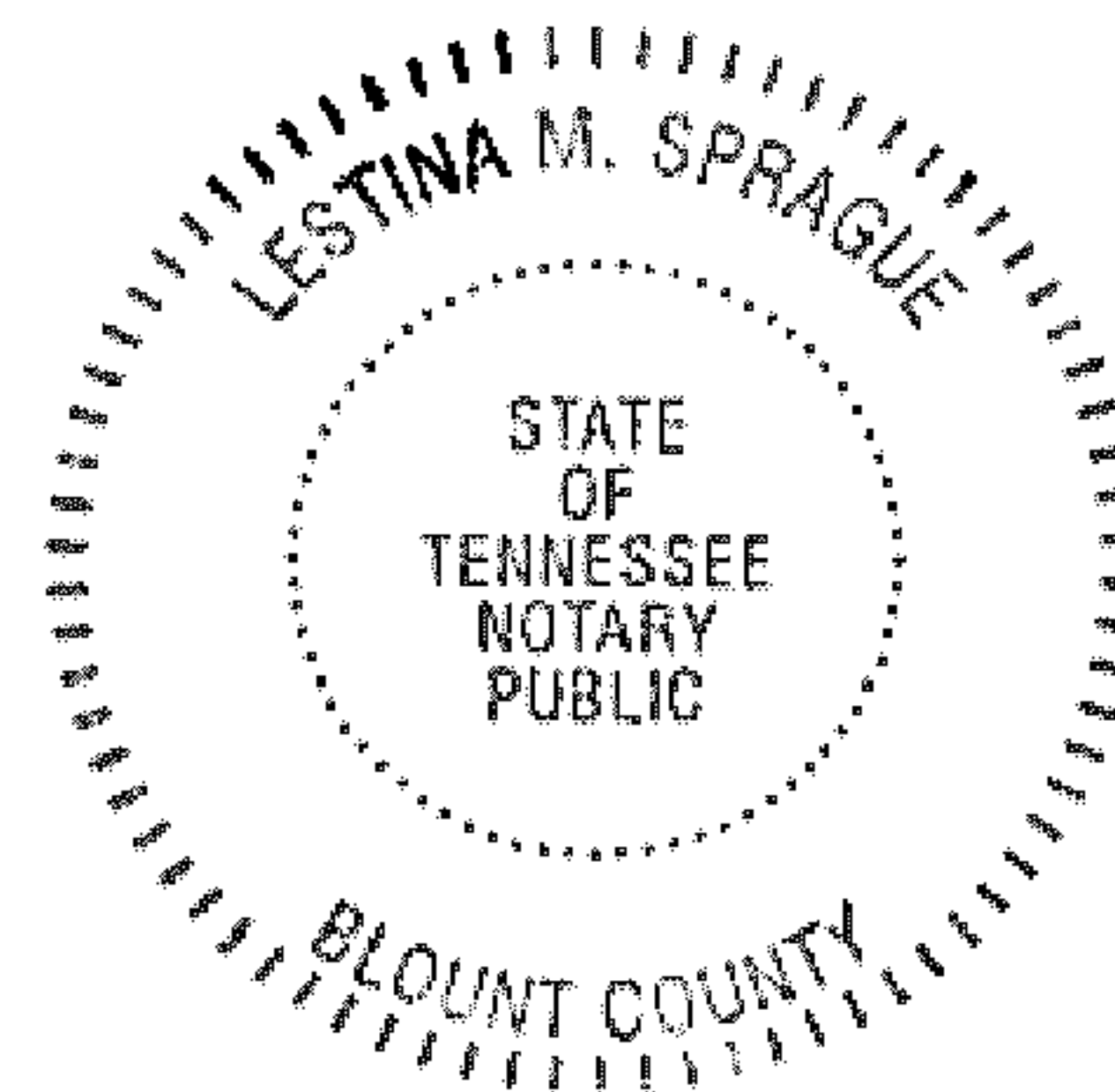
Given under my hand and seal this 28<sup>th</sup> day of December, 2022.

Lestina M. Sprague  
Notary Public

Print Name:

My Commission Expires: 6-26-2023

My Commission Expires  
June 26, 2023




  
Christopher S. King

STATE OF Colorado

COUNTY OF El Paso

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

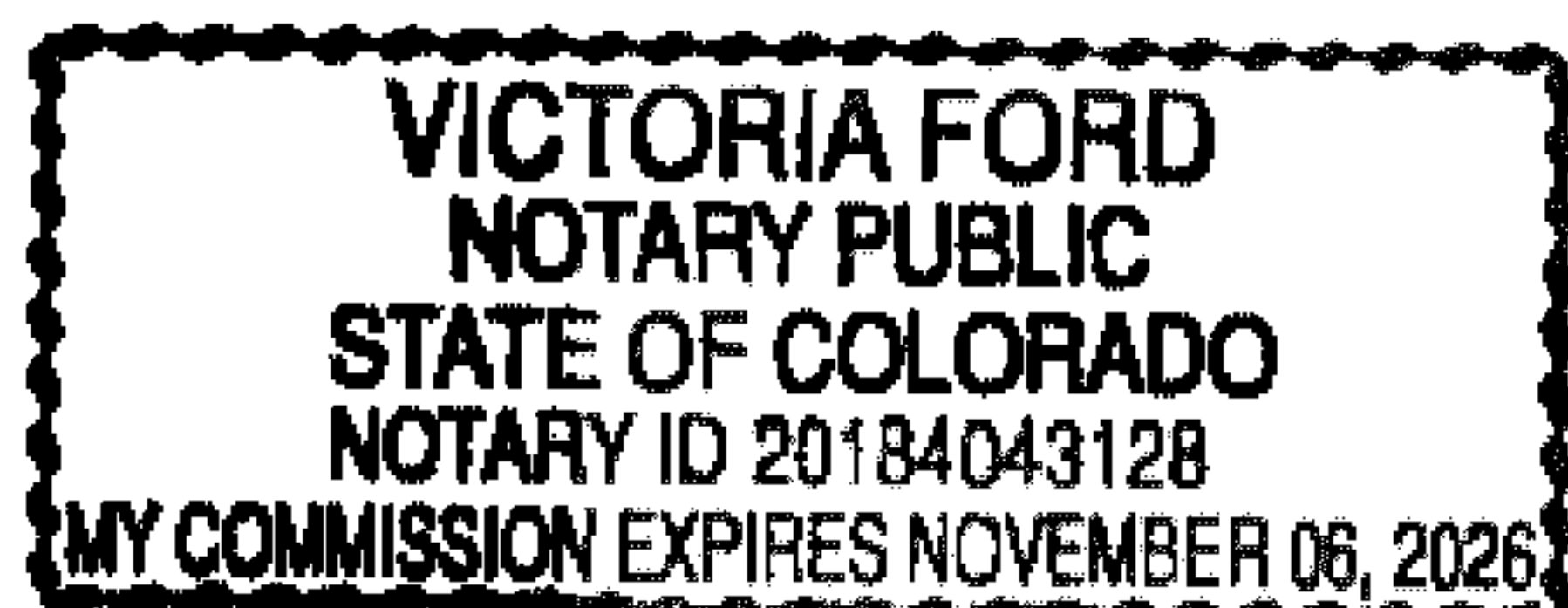
Given under my hand and seal this 20<sup>th</sup> day of December, 2022.



Notary Public

Print Name: Victoria Ford

My Commission Expires: Nov. 6<sup>th</sup> 2026



Lara King Bell  
Lara King Bell

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Lara King Bell** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of December, 2022.

Bridgett A Ogburn

Notary Public

Print Name:

My Commission Expires:



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b> <b>Mailing Address</b>  <b>Property Address</b>	James Stephen King, Michael A. King, Kathy King Dunbar, Christopher S. King, Lara King Bell, Heirs at Law of Grady King 437 Hillside Avenue Westfield, NJ 07090  Undeveloped Land on Pelham Heights Rd Pelham, AL 35124	<b>Grantee's Name</b> <b>Mailing Address</b>  Date of Sale Total Purchase Price \$ or Actual Value \$ or Assessor's Market Value \$ 21,000.00	King Family Holdings, LLC 437 Hillside Avenue Westfield, NJ 07090  12/28/2022     
--	---	---	---

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 Market Value Under  
Parent Parcel ID: 13-6-23-2-001-007.000

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 01/19/2023Print Hyland Wehunt

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/23/2023 12:14:12 PM  
 \$70.00 JOANN  
 20230123000018470

*Allen S. Bayl*