

20230208000033010  
02/08/2023 11:38:08 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Timothy G. Santos, Sr. and Carmencita P. Santos

908 Madison Lane

Helena, AL 35080

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 **ONE HUNDRED FIFTY THREE THOUSAND AND 00/100 DOLLARS (\$153,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **K&S Holdings, LLC, an Alabama Limited Liability Company**, whose address is 4930 Highway 51, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Timothy G. Santos, Sr. and Carmencita P. Santos**, whose address is 908 Madison Lane, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Timothy G. Santos, Sr. and Carmencita P. Santos, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 357 Ronbar Road, Columbiana, AL 35051 to-wit:**

**Lot 3, according to the Map of Weaver Farms as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.**

**See attached Exhibit "A" for Restrictions.**

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. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 7th day of February, 2023.

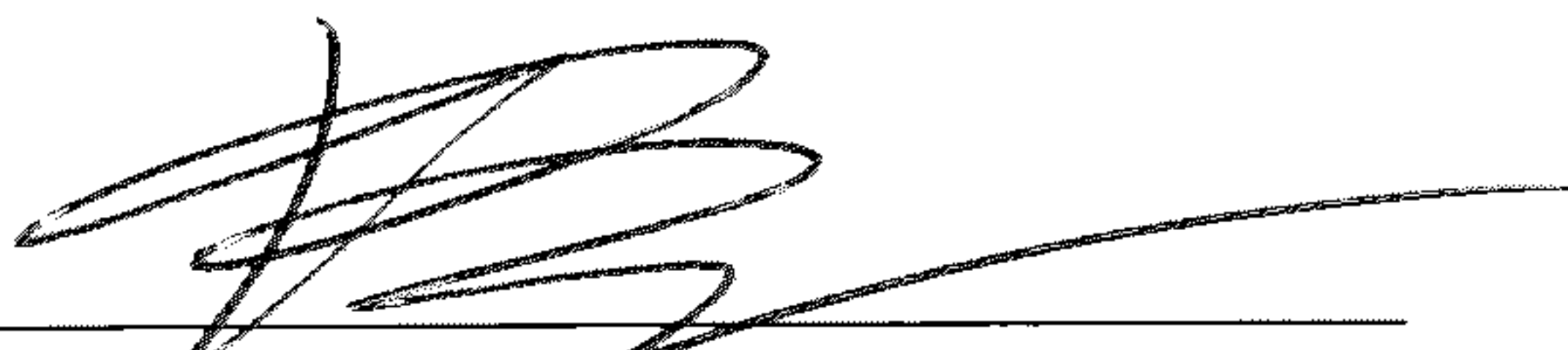
**K&S Holdings, LLC, an Alabama Limited Liability Company**

By:   
**Charles M. Kitchen, Jr., Member**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles M. Kitchen, Jr. whose name as Member of K&S Holdings, LLC, an Alabama Limited Liability Company, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this 7th day of February, 2023.

  
Notary Public  
Print Name: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*

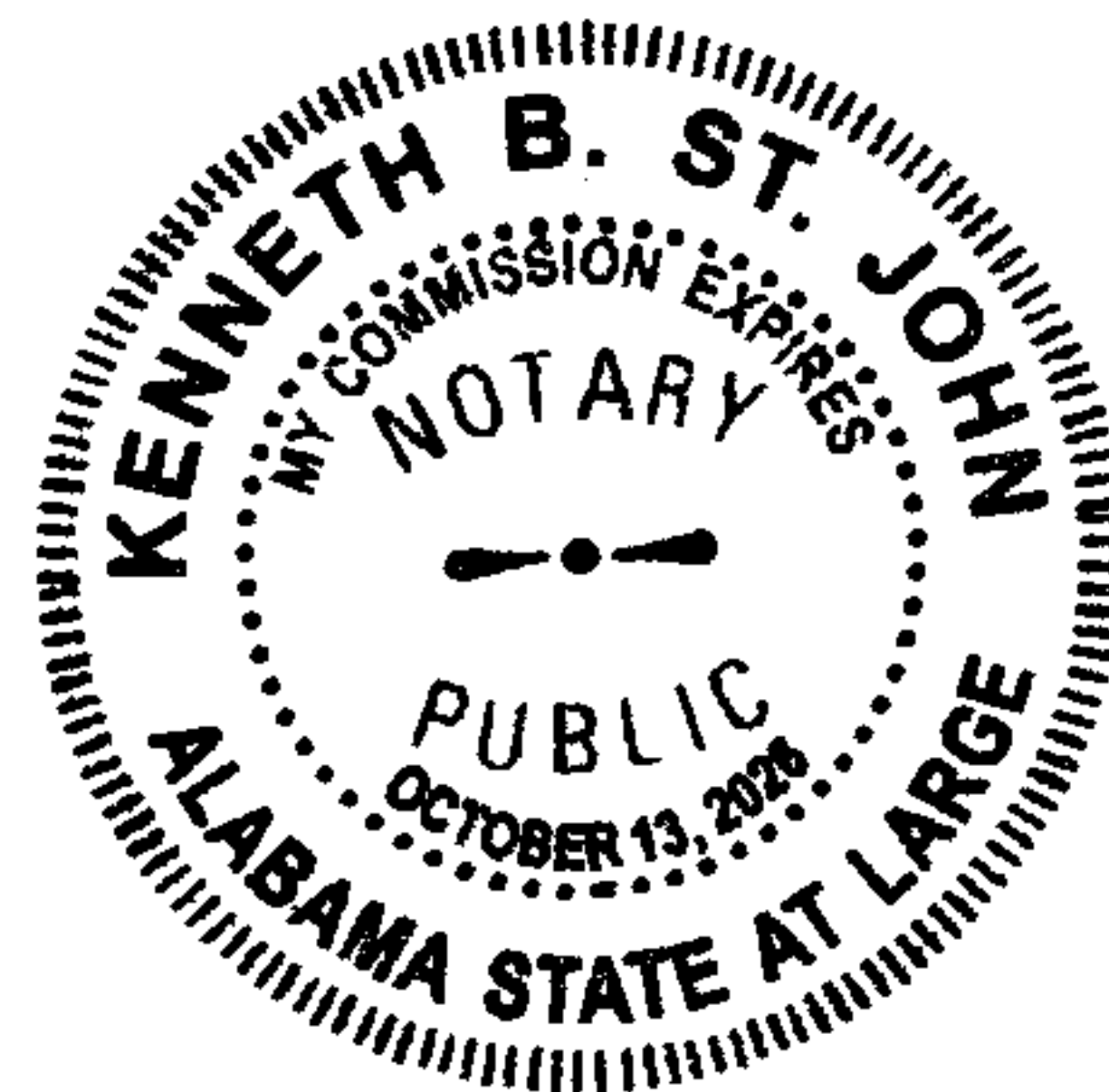
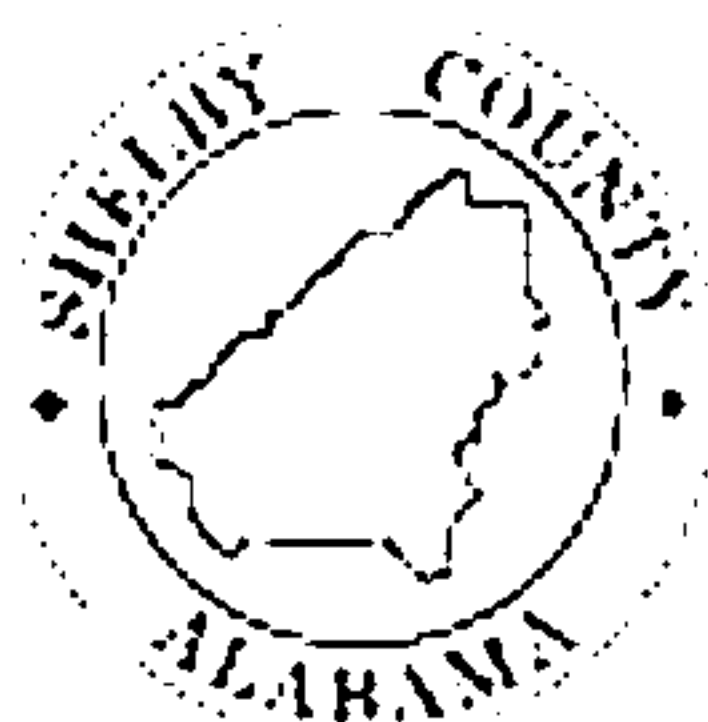


EXHIBIT "A"

**Deed Restrictions  
Residential Subdivision**

- A. No mobile or manufactured homes shall be allowed on any lot.
- B. Minimum floor area shall be 2,000 square feet living area for a one-story residence and 2,500 square feet for a one-half story.
- C. No boats, trailers or recreational vehicles may be parked in any location that can be seen from the road for a period in excess of 48 hours, provided boats and recreational vehicles and like may be stored indefinitely if they are stored in such a manner that they are incapable of being seen by another lot or home site.
- D. Any lot owner intending to install a fence along the Hwy 51 frontage portion of the lot must construct a four-rail split fence using square posts and 2"x 6" slats with a black finish, in order to maintain uniformity along the roadway.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/08/2023 11:38:08 AM  
\$181.00 JOANN  
20230208000033010

*Allie S. Bayl*