



20230228000054550 1/3 \$1216.50  
Shelby Cnty Judge of Probate, AL  
02/28/2023 10:20:45 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
Key Family Properties, LLC  
2163 Pelham Parkway  
Pelham, Alabama 35124

**WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten DOLLARS (\$10.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged I/we, Douglas L. Key, a married man, (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Key Family Properties, LLC, (herein referred to as GRANTEE(S)), the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NE CORNER OF SW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 19, RANGE 2 WEST, SHELBY COUNTY ALABAMA, THENCE RUN WEST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4 A DISTANCE OF 313.96 FEET; THENCE TURN AN ANGLE OF 99 DEG. 01 MIN. LEFT AND RUN A DISTANCE OF 175 FEET, THENCE TURN AN ANGLE OF 66 DEG. 06 MIN. RIGHT AND RUN A DISTANCE OF 224.93 FEET; THENCE TURN AN ANGLE OF 95 DEG. LEFT AND RUN A DISTANCE OF 104.71 FEET TO THE POINT OF BEGINNING OF SAID PLOT OF LAND, THENCE FROM SAID POINT OF BEGINNING CONTINUE TO RUN ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 157.065 FEET; THENCE TURN AN ANGLE OF 95 DEG. RIGHT AND RUN A DISTANCE OF 250 FEET; THENCE TURN AN ANGLE OF 85 DEG. RIGHT AND RUN A DISTANCE OF 157.065 FEET; THENCE TURN AN ANGLE OF 95 DEG. RIGHT AND RUN A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2023 and subsequent years, which are a lien but not yet due and payable.
2. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed 101, Page 502; Deed 145, Page 377; Deed 158, Page 558, and Deed 180, Page 288.
3. Right of way granted to Shelby County recorded in Deed 153, Page 295, and Deed 101, Page 250.
4. Right of way granted to State of Alabama recorded in Deed 134, Page 249.

The herein described property does not constitute a part of the homestead of the hereinabove named Grantor nor his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE(S), his/her/their heirs and assigns forever.

And I/we do, for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE(S), his/her/their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from all



encumbrances unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 24<sup>th</sup> day of February, 2023.

Douglas L. Key (L.S.)  
Douglas L. Key

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas L. Key, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2023..



Brandy Drawhorn  
Notary Public  
My Commission Expires: 1/12/2025



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Grantor's Name:  
Douglas L. Key  
Mailing Address:  
3004 Arbor Bend  
Hoover, Alabama 35244

Grantee's name:  
Key Family Properties, LLC  
Mailing Address:  
2163 Pelham Parkway  
Pelham, Alabama 35124

Property Address:  
2163 Pelham Parkway  
Pelham, Alabama 35124

Date of Sale: February 24<sup>th</sup>, 2023  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value \$1,188,500.00

Bill of Sale  
 Sales Contract  
 Closing Statement

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_