

SEND TAX NOTICE TO:

Simon Iglesias Padilla and Kathy Strong Padilla
4074 Old Cahaba Parkway
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 SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$162,500.00)**, the amount which can be verified by the Sales Contract, 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 **Simon Iglesias Padilla and Kathy Strong Padilla**, whose address is 4074 Old Cahaba Parkway, 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, **Simon Iglesias Padilla and Kathy Strong Padilla, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

PARCEL NO. 1: Commence at a ½" rebar in place (Wheeler) being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 01° 35' 34" West along the East boundary of said quarter-quarter section for a distance of 100.32 feet to 5/8" rebar in place, said point being located on the Westerly right-of-way of Ronbar Road; thence proceed South 00° 02' 38" East along the East boundary of said quarter-quarter section and along the Westerly right-of-way of said road for a distance of 375.21 feet to a 5/8" rebar in place; thence proceed South 01° 51' 00" East along the East boundary of said quarter-quarter section and along the Westerly right-of-way of said road for a distance of 129.70 feet to a capped rebar in place; thence proceed South 89° 51' 08" West for a distance of 203.83 feet to a capped rebar in place; thence proceed South 00° 06' 18" East for a distance of 216.04 feet to a capped rebar in place; thence proceed North 87° 19' 39" West for a distance of 1074.76 feet to a 5/8" rebar in place, said point being located on the Easterly right-of-way of Shelby County Highway No. 37; thence proceed North 14° 44' 45" West along the Easterly right-of-way of said Shelby County Highway No. 37 for a distance of 189.61 feet to a capped rebar in place; thence proceed North 88° 36' 15" East for a distance of 164.85 feet to a ½" rebar in place; thence proceed North 42° 05' 02" East for a distance of 139.13 feet to a capped rebar in place (CA #567); thence proceed North 21° 54' 41" West for a distance of 144.97 feet to a capped rebar in place (CA #567); thence proceed North 31° 34' 14" West for a distance of 339.26 feet to a ½" rebar in place, said point being located on the North boundary of said quarter-quarter section; thence proceed North 87° 28' 01" East along the North boundary of said quarter-quarter section for a distance of 1298.54 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

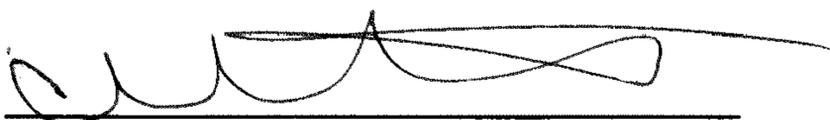
K&S Holdings, LLC is one and the same entity as K & S Holdings, LLC.

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 2nd day of May, 2023.

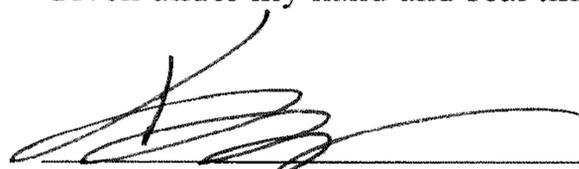
K&S Holdings, LLC, an Alabama Limited Liability Company

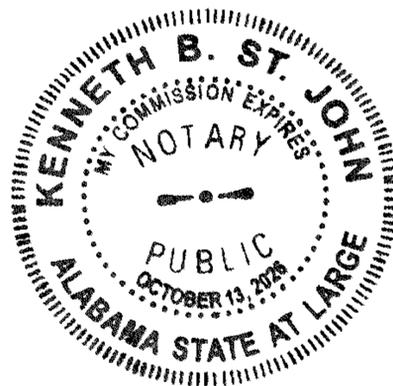
By: 
Charles M. Kitchen, Jr., Managing Member

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 Managing Member of K&S Holdings, LLC, an Alabama Limited Liability Company, 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, as such Managing 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 2nd day of May, 2023.


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



Real Estate Sales Validation Form

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

Grantor's Name <u>K&S Holdings, LLC</u> Mailing Address <u>4930 Highway 51</u> <u>Wilsonville, AL 35186</u>	Grantee's Name <u>Simon Iglesias Padilla and</u> Mailing Address <u>Kathy Strong Padilla</u> <u>4074 Old Cahaba Parkway</u> <u>Helena, AL 35080</u>
Property Address <u>See legal description on deed</u> <u>Ronbar Road</u> <u>Columbiana, AL 35051</u> Parcel ID: <u>29 1 01 0 000 008.000</u>	Date of Sale <u>MAY 2, 2023</u> Total Purchase Price <u>\$ 162,500.00</u> or Actual Value <u>\$</u> or Assessor's Market Value <u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

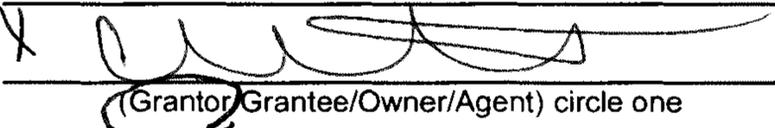
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 MAY 2, 2023

Print K&S Holdings, LLC, BY: Charles M. Kitchen, Jr., Managing Member

Unattested

Sign 
 (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
05/02/2023 02:48:19 PM
\$190.50 PAYGE
20230502000129730

Allen S. Beyle