



20230515000143430 1/9 \$89.00
Shelby Cnty Judge of Probate, AL
05/15/2023 11:30:16 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080

Send Tax Notice To:
James Willie Key, Sr.
195 Ivy Way
Columbiana, AL 35051

WARRANTY DEED
AND LIFE ESTATE RESERVATION FOR GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and to create a Life Estate reservation, and for other good and valuable consideration provided to **James Willie Key, Sr.**, a single man (hereinafter called "Grantor"), said Grantor hereby **GRANTS, BARGAINS, and CONVEYS** to **Charles Anthony Key, Kathryn Marie Smith, Matthew James Key and Melissa Marie Edwards**, jointly with right of survivorship, (hereinafter called the "Grantees"), interest in the following described real estate, situated in Shelby County, Alabama, **SUBJECT TO** the reservation stated below in subparagraph (A), to wit:

SEE ATTACHED EXHIBIT A

THE LEGAL DESCRIPTION IN AN INSTRUMENT DATED, JUNE 6, 1990, THAT IS ATTACHED HERETO AND INCORPORATED BY REFERENCE. RECORDED IN MAP BOOK 305, PAGE 903 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to liens, easements, restrictions and rights of way. Mineral and mining rights excepted.

Address: 195 Ivy Way, Columbiana, AL 35051.

(A) **EXCEPT THAT** said GRANTOR expressly reserve unto himself a LIFE ESTATE (to use, occupy, and collect rents or other income therefrom) in and to said property until his death, and it is the GRANTOR'S expressed intention to convey to the GRANTEES only the remainder interest in said property.

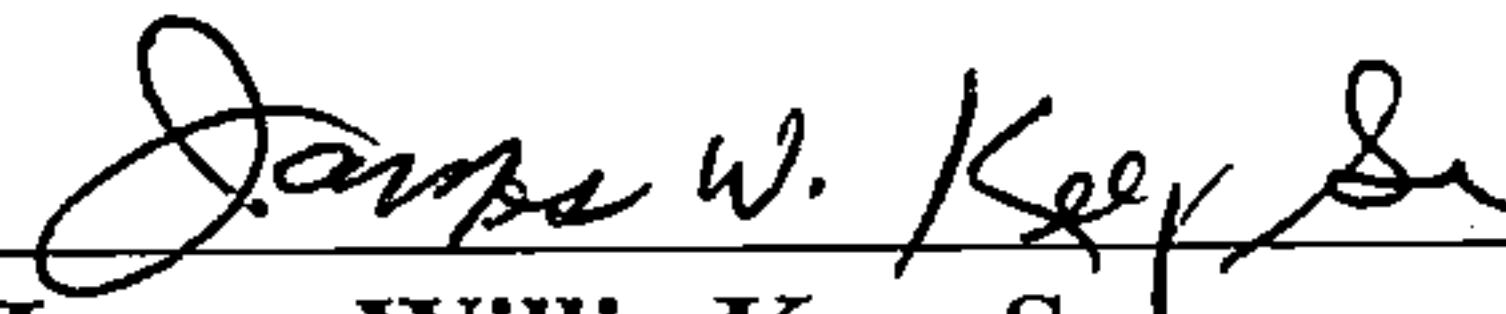
*As evidenced by the signatures below of the remaindermen and/or heirs of the same as set out in the October 20, 2005 "Statutory Warranty Deed with Life Estate Reserved" Instr. #: 20051031000564560, filed in the Probate Court of Shelby County, Alabama said remaindermen and/or heirs do hereby consent and agree to the modification of the existing life-estate in favor of the transfer within this document.

Shelby County, AL 05/15/2023
State of Alabama
Deed Tax: \$40.00

TO HAVE AND TO HOLD unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, subject to the life estate reservation; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute shall pass to the grantees or their heirs and assigns forever upon the death of the grantor.

And said GRANTOR does for himself, his successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; free from all encumbrances, unless otherwise noted above; that he has a good right to convey the same as aforesaid, and that he will and his successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 28 day of February, 2023.


James Willie Key, Sr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, James Willie Key, Sr., whose name 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 executed the same voluntarily on this 28 day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 11/21/26






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CONSENT OF REMAINDERMEN AND/OR HEIRS OF THE SAME
AS LISTED IN THE OCTOBER 20, 2005 "STATUTORY WARRANTY DEED WITH
LIFE ESTATE RESERVED" Instr. #: 20051031000564560.

We, the remainderman or heirs of the same listed in the October 20, 2005 "Statutory Warranty Deed with Life Estate Reserved" Instr. #: 20051031000564560, filed in the Probate Court of Shelby County, Alabama, by our signatures below, hereby consent and agree to the modification of the aforementioned statutory warranty deed with life estate reservation.


By our signatures below we acknowledge that the forgoing Warranty Deed with Life Estate Reservation for Grantor is executed by James Willie Key, Sr. and names Charles Anthony Key, Kathryn Marie Smith, Matthew James Key and Melissa Marie Edwards as contingent remaindermen with rights of survivorship in said conveyance.

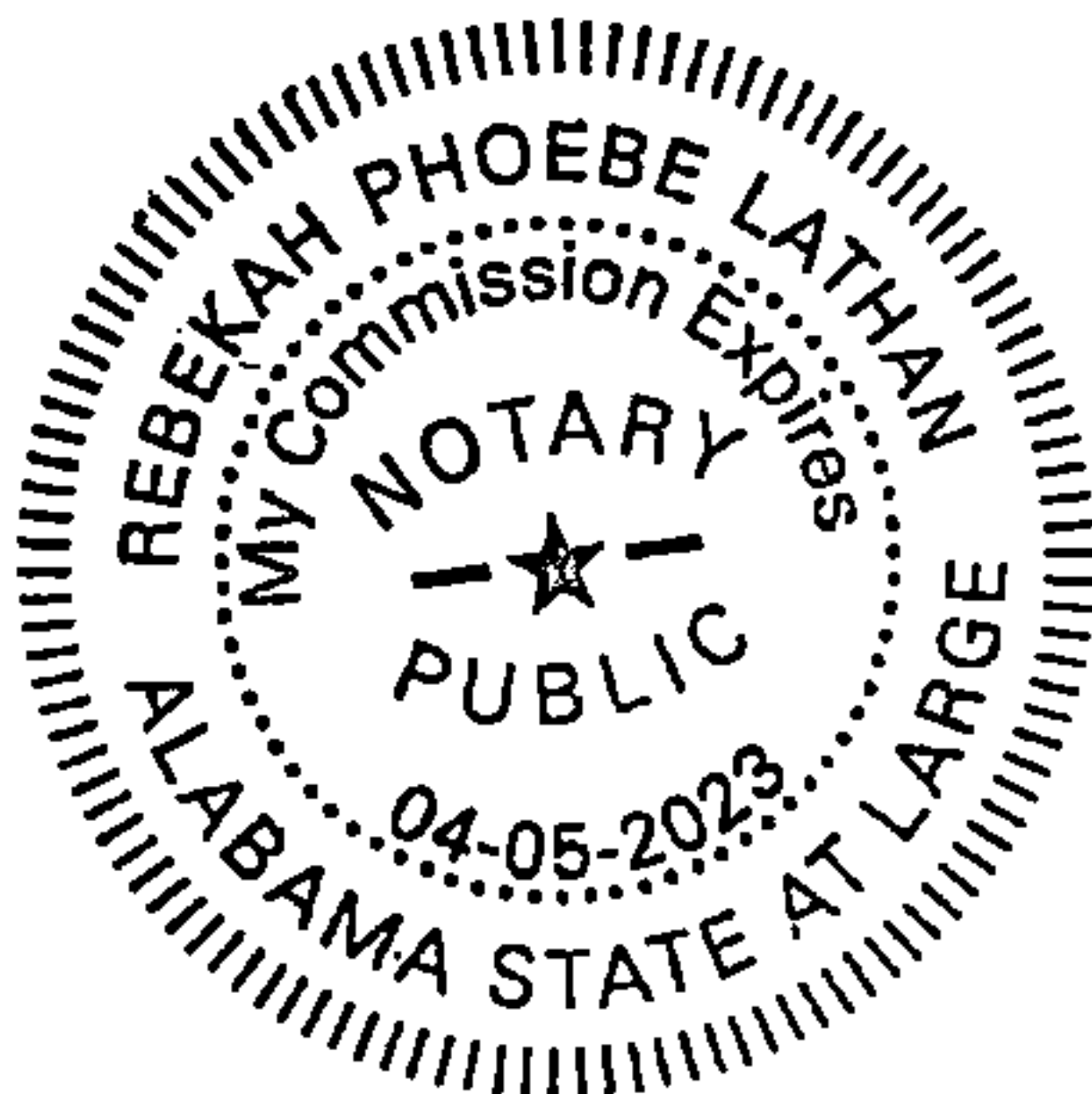


 Matthew James Key
 (heir of James Willie Key, Jr.)

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned Notary Public hereby certify that Matthew James Key, whose name is signed above and, who is known to me, acknowledged before me this day that he executed the same voluntarily on this 18 day of March, 2023.


 NOTARY PUBLIC
 My Commission Expires: 04-05-2023



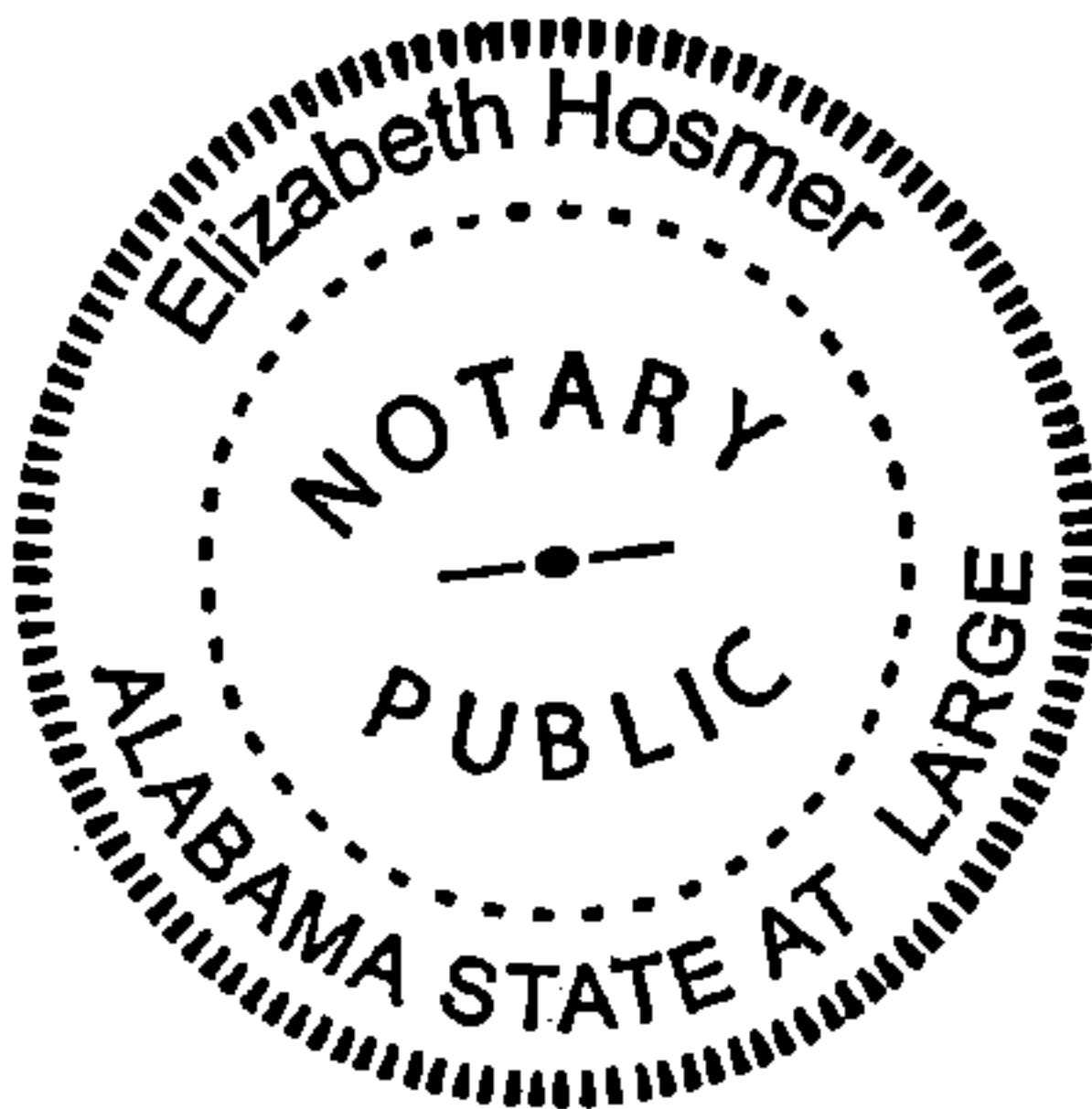


20230515000143430 4/9 \$89.00
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Zachary Dean Key
(heir of James Willie Key, Jr.)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public hereby certify that Zachary Dean Key, whose name is signed above and, who is known to me, acknowledged before me this day that he executed the same voluntarily on this 9 day of April, 2023.

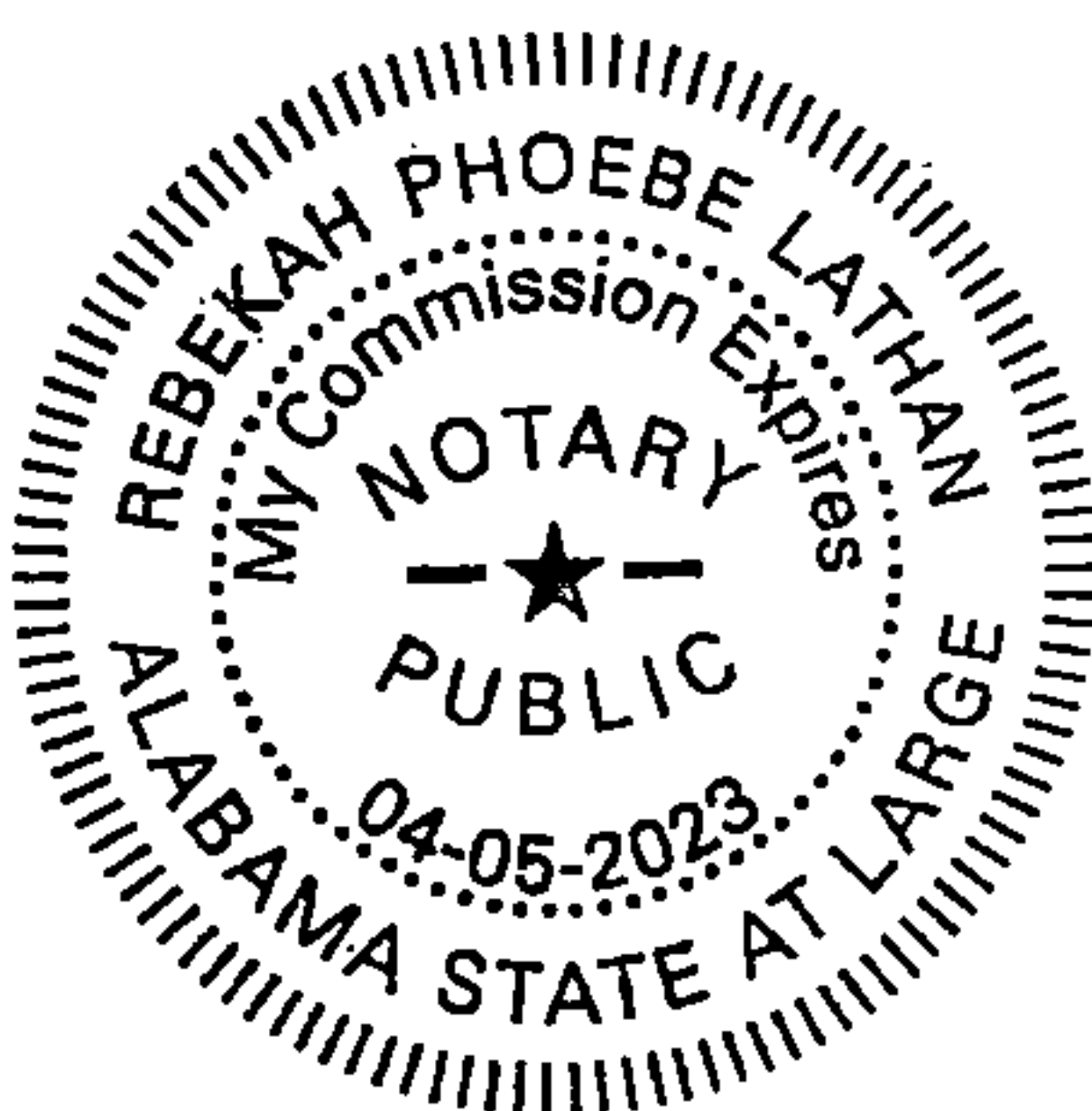


Elizabeth Hosmer
NOTARY PUBLIC
My Commission Expires: 2/12/25

Melissa Marie Edwards
Melissa Marie Edwards
(heir of Marian Elizabeth Fincher)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public hereby certify that Melissa Marie Edwards, whose name is signed above and, who is known to me, acknowledged before me this day that she executed the same voluntarily on this 18 day of March, 2023.



Rebekah Phoebe Lathan
NOTARY PUBLIC
My Commission Expires: 04 - 05 - 2023

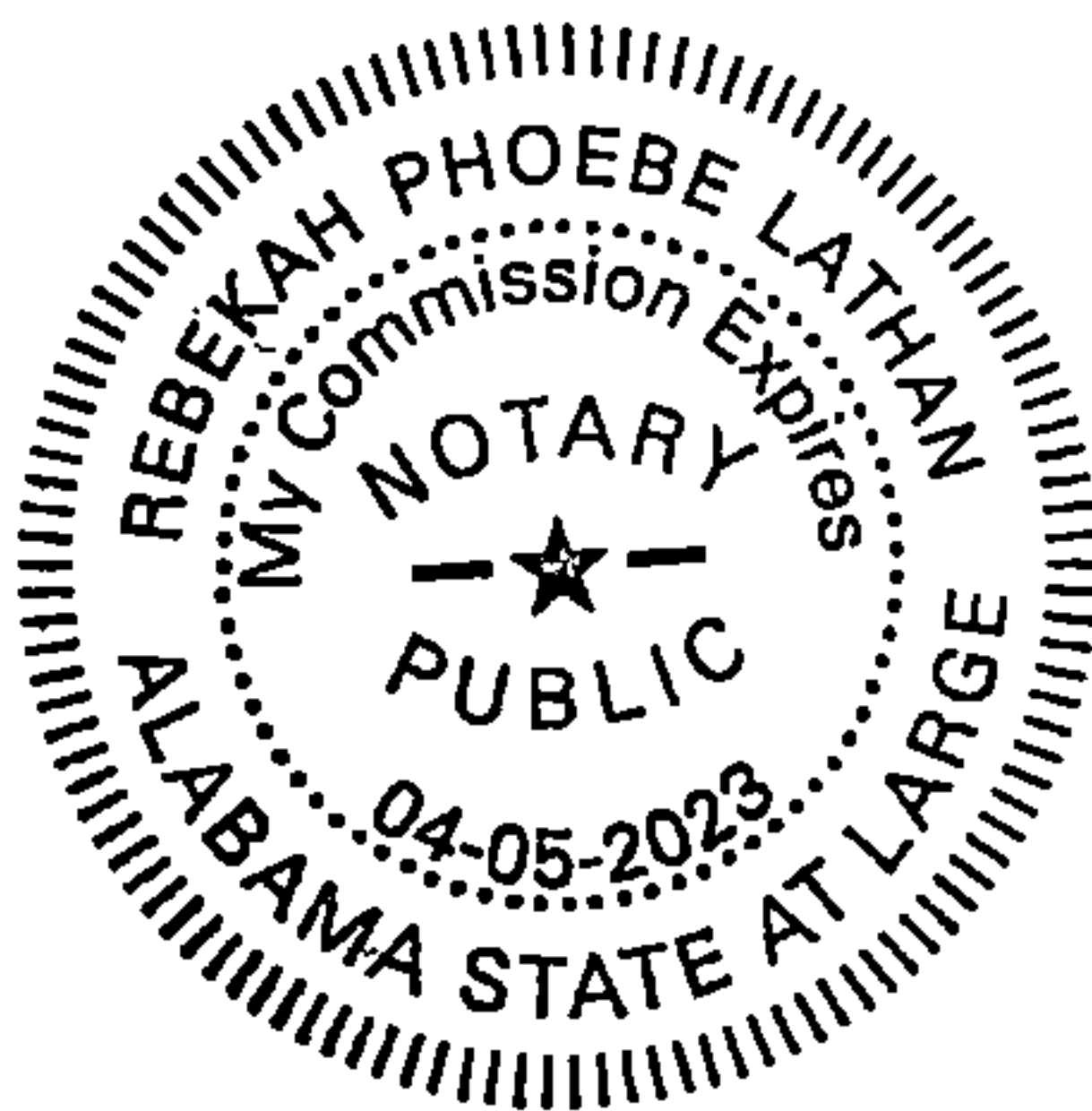



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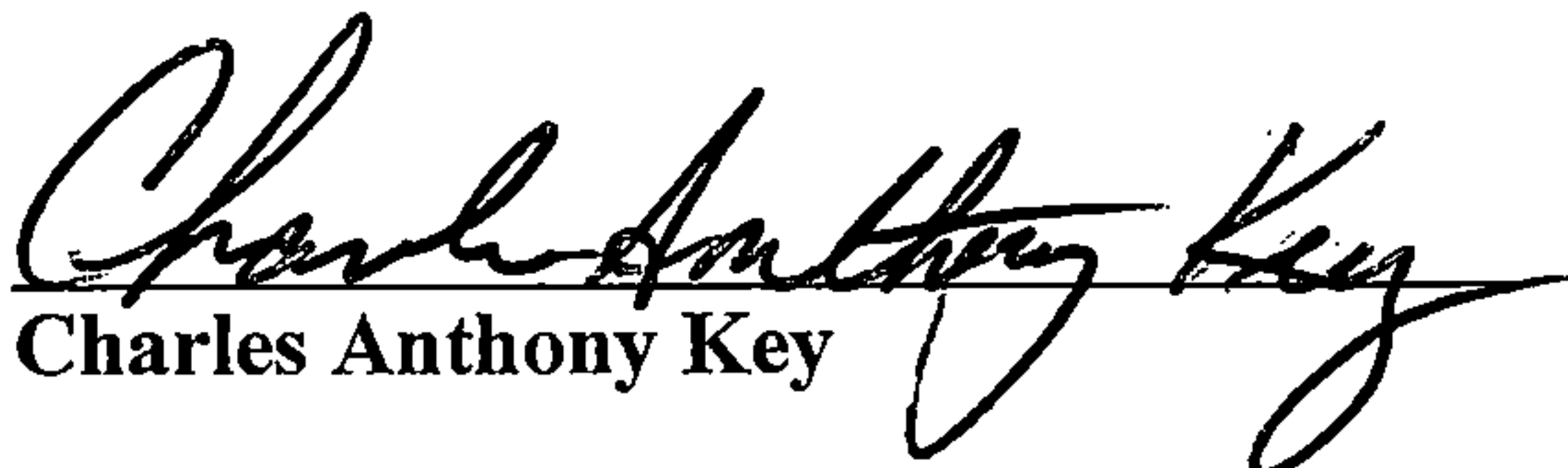

Kathryn Marie Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public hereby certify that Kathryn Marie Smith, whose name is signed above and, who is known to me, acknowledged before me this day that she executed the same voluntarily on this 18 day of March, 2023.

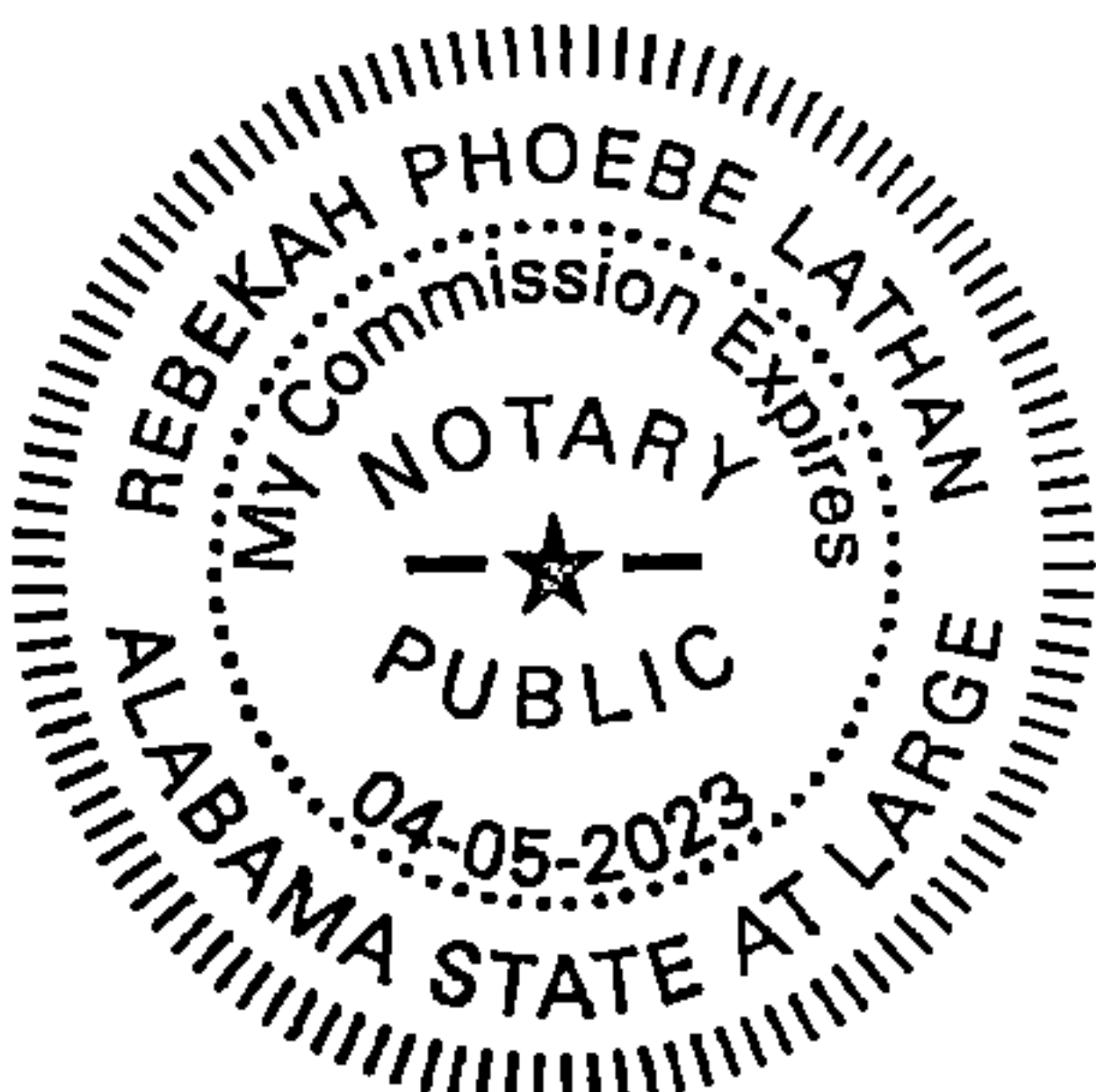


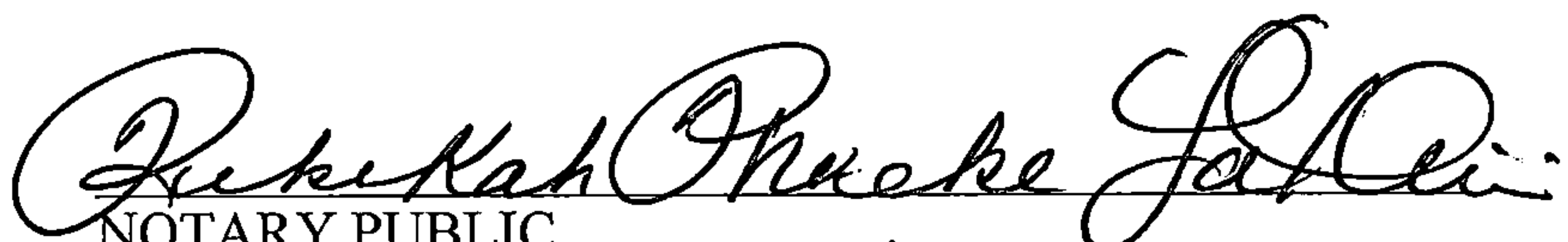

NOTARY PUBLIC
My Commission Expires: 04-05-2023


Charles Anthony Key

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public hereby certify that Charles Anthony Key, whose name is signed above and, who is known to me, acknowledged before me this day that he executed the same voluntarily on this 18 day of March, 2023.




NOTARY PUBLIC
My Commission Expires: 04-05-2023

and then along the South line of said
for 329.79 feet; thence turn 88°24' left and run 365.0 feet,
thence turn 90°00' left and run 15.0 feet for the point of
beginning, thence turn 90°00' right and run 380.9 feet,
thence turn 59°25' left and run 129.1 feet, thence turn 52°
41' left and run 117.90 feet to the East right of way line
of a County Graded Road, and the point of ending, this being
the centerline of a 30-foot wide easement reserved by Grantors.



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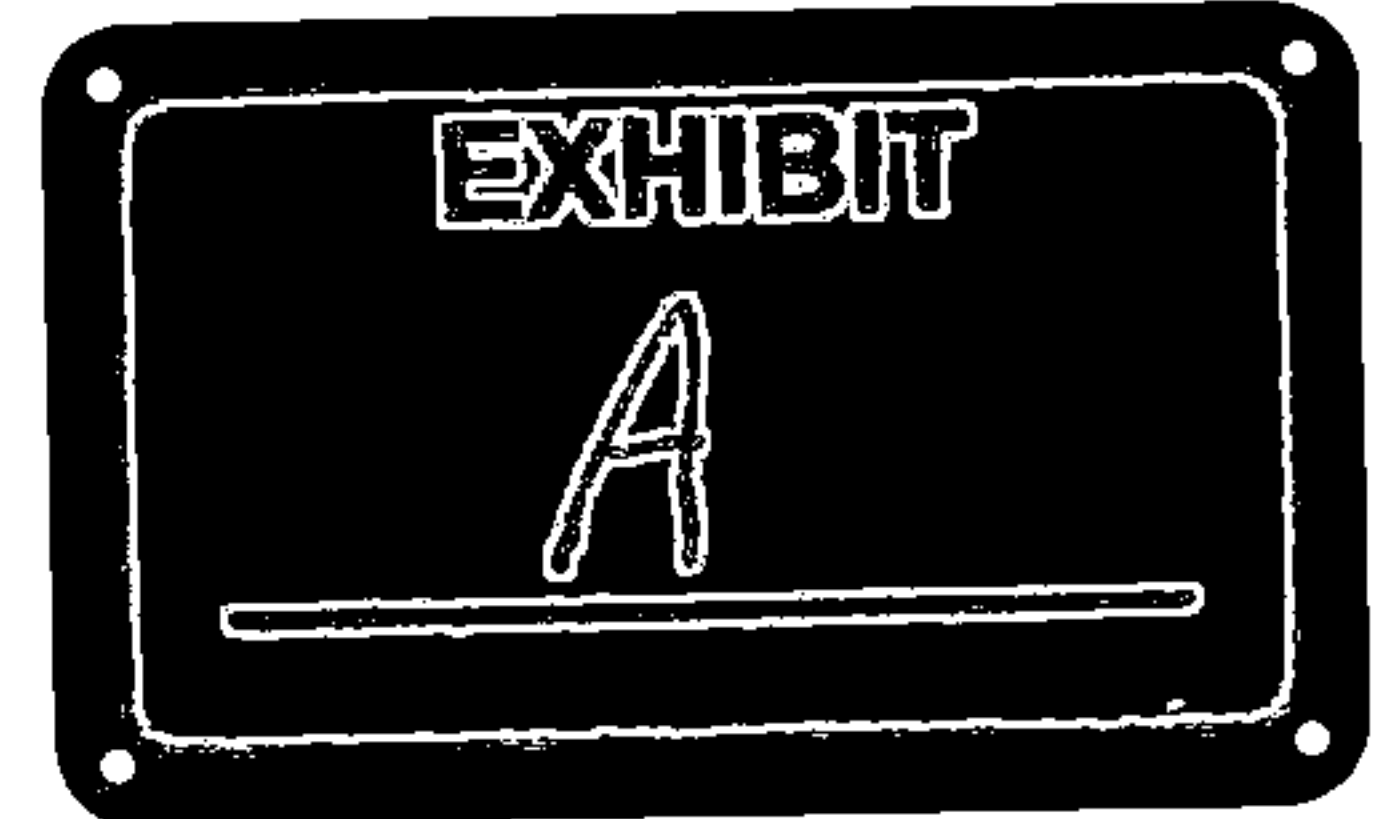
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE.

PREPARED BY: CONWILL & JUSTICE, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, AL 35051

JOINT SURVIVORSHIP

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One Dollar and no/100--
-----Dollars (\$1.00), and assumption of mortgage balance,
in hand paid to the undersigned, the receipt whereof is hereby
acknowledged, the undersigned hereby releases, quitclaims, grants,
sells and conveys to JAMES W. KEY, SR. and NINA T. KEY (hereinafter
called GRANTEE), all our right, title, interest and claim for and
during their joint lives, and upon the death of either of them,
then to the survivor of them, the following described real estate
situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest Quarter
of the Southwest Quarter of Section 12, Township 20 South,
Range 1 West, thence run North along the west boundary line
of said 1/4-1/4 Section for 374.21 feet to the point of beginning,
thence continue along last said course for 350.17 feet, thence
turn an angle of 42° 05' 48" right and run 98.22 feet; thence
turn an angle of 25° 47' 28" right and run 151.29 feet; thence
turn an angle of 52°41'34" right and run 213.43 feet; thence
turn an angle of 59° 25' right and run 76.42 feet, thence
turn an angle of 90°00' right and run 60.0 feet, thence
turn an angle of 90°00' left and run 295.0 feet, thence
turn an angle of 90°00' right and run 329.66 feet to the
point of beginning. Containing 3.42 acres.

Subject to a non-exclusive easement for ingress and egress
over and across the above described property, along an
existing road, for the use and benefit of the land sold to
Andrew B. Moore, and Rebecca Moore, by deed recorded in
Deed Book 299, page 736, in the Probate Office of Shelby
County, Alabama, and also for the use and benefit of the
land sold to GRANTORS by deed recorded in Deed Book 335, page
706.

ALSO SUBJECT to the following described non-exclusive
easement for ingress and egress: Commence at the Southwest
corner of the Southwest Quarter of the Southwest Quarter
of Section 12, Township 20 South, Range 1 West, and thence
run East along the South line of said quarter-quarter section
for 329.79 feet; thence turn 88°24' left and run 365.0 feet,
thence turn 90°00' left and run 15.0 feet for the point of
beginning, thence turn 90°00' right and run 380.9 feet,
thence turn 59°25' left and run 129.1 feet, thence turn 52°
41' left and run 117.90 feet to the East right of way line
of a County Graded Road, and the point of ending, this being
the centerline of a 30-foot wide easement reserved by Grantors.

Grantees' address

✓ P.O. Box 440
Chelsea, AL 35043-0440


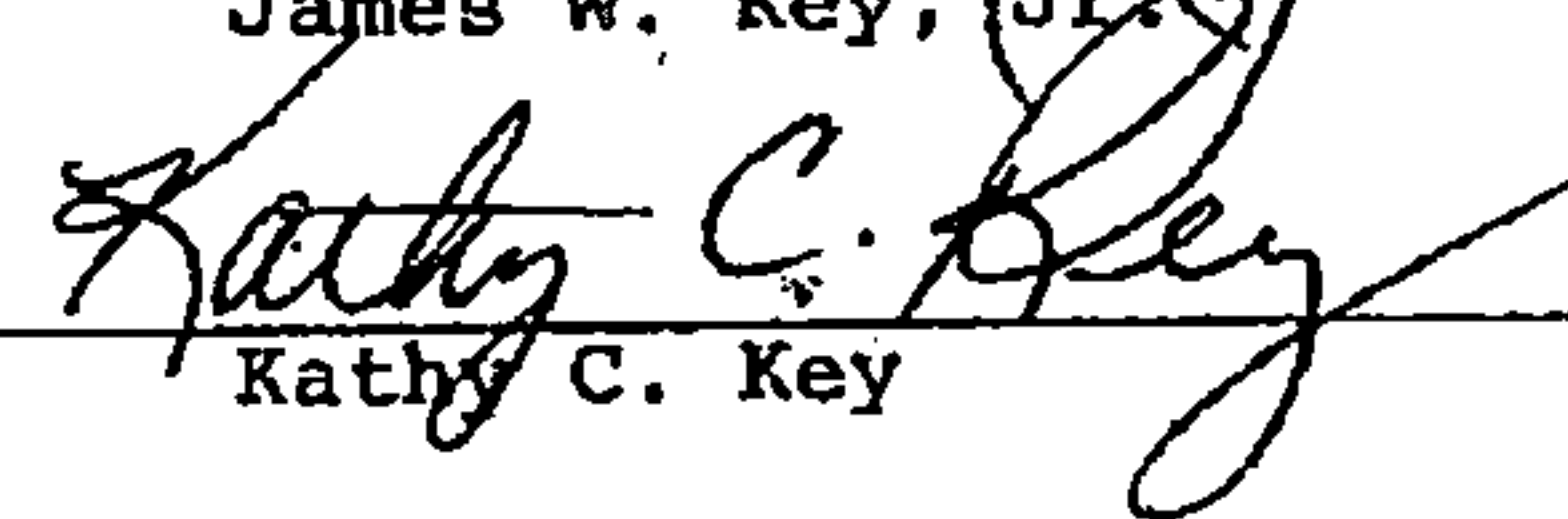
BOOK 305 PAGE 903



20230515000143430 7/9 \$89.00
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TO HAVE AND TO HOLD, to the same JAMES W. KEY, SR., AND NINA T. KEY,
for and during their joint lives, and upon the death of either of
them, then to the survivor of them.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of June,
1990.


James W. Key, Jr.

Kathy C. Key

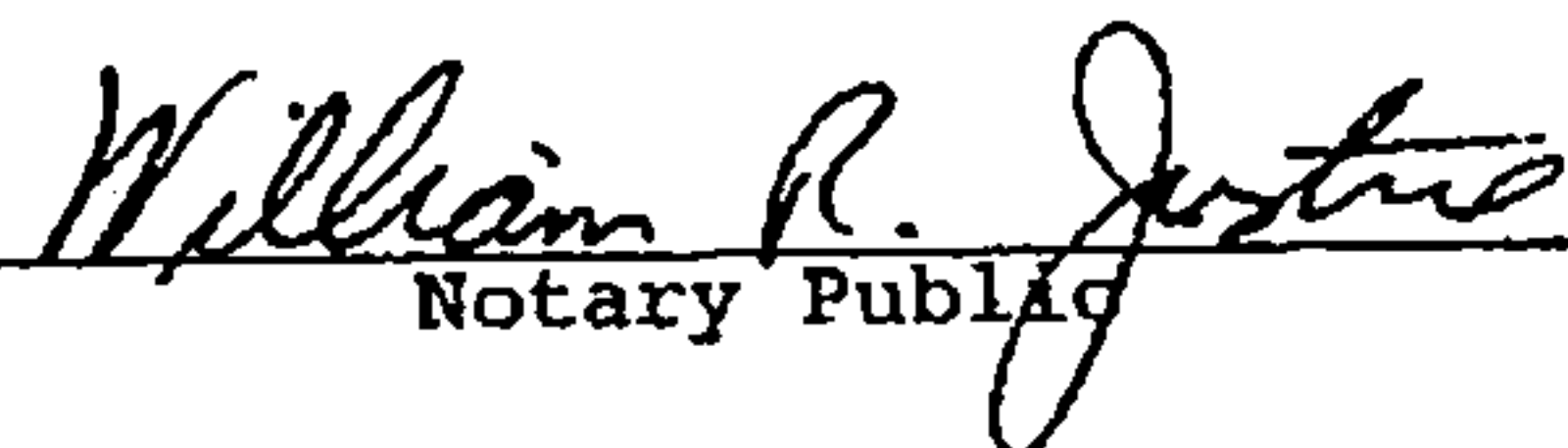
GRANTEES' ADDRESS:
P.O. BOX 440
Chelsea, Alabama 35043-0440

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County
in said State, hereby certify that JAMES W. KEY, JR. and wife,
KATHY C. KEY, whose names are signed to the foregoing conveyance,
and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of
June, 1990.




Notary Public



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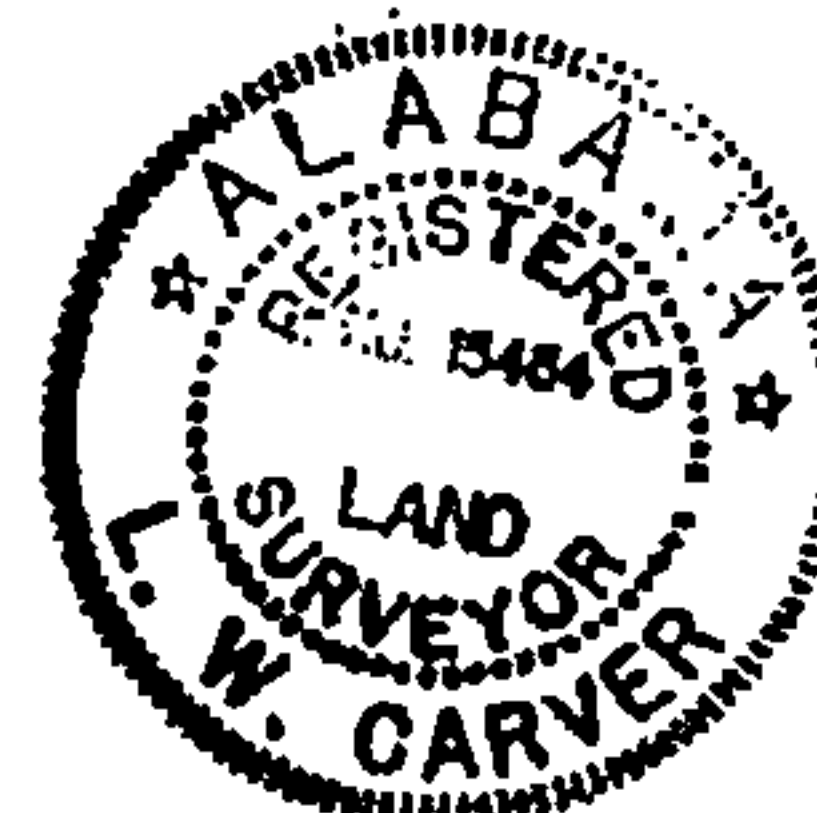
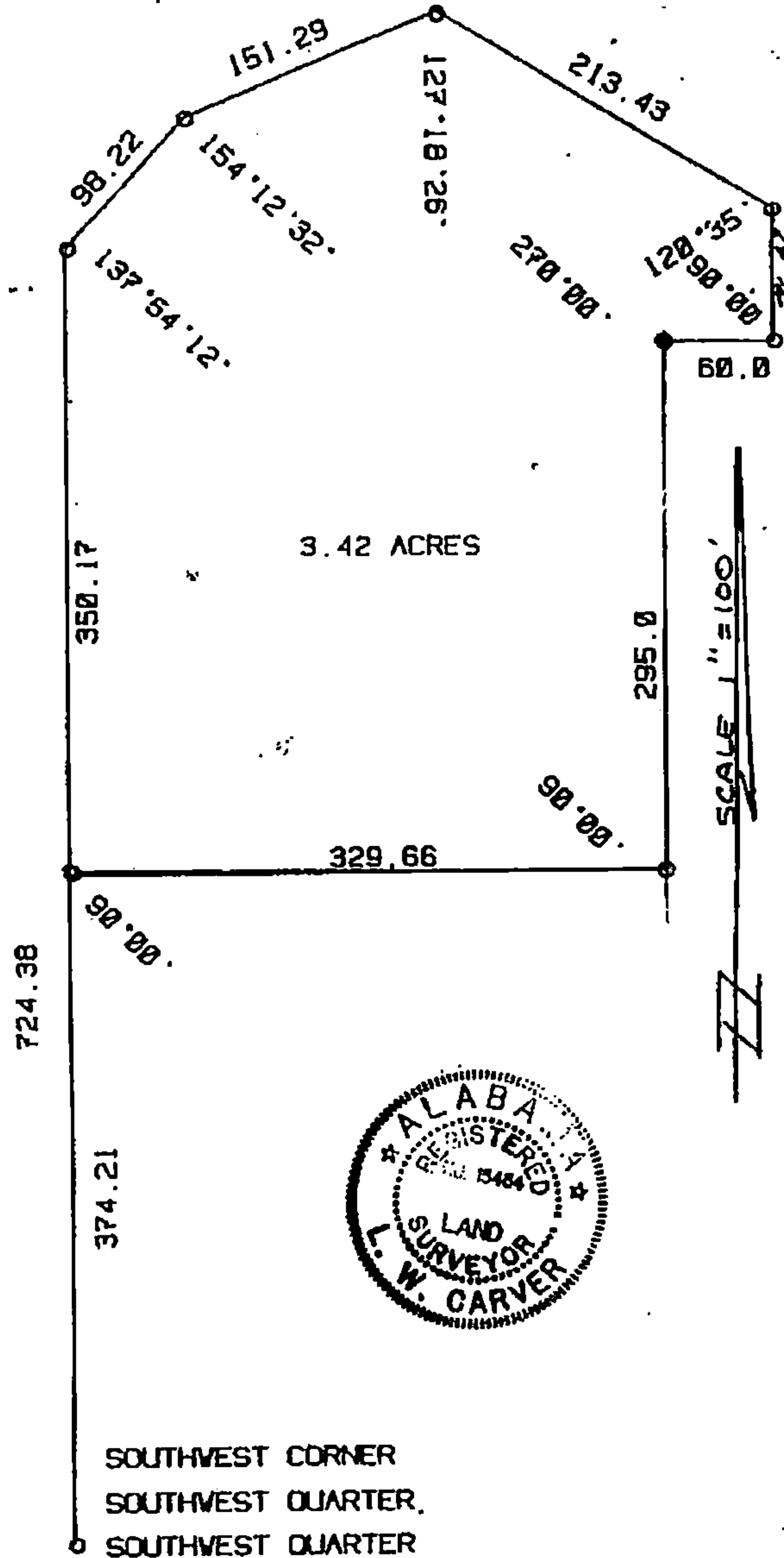
State of Alabama
Shelby County

I hereby certify that all parts of
this survey and drawing have been
completed in accordance with the
requirements of the Minimum
Technical Standards for the Practice
of Land Surveying in the State of
Alabama.

Larry W. Carver 15454
LARRY W. CARVER AL. REG. NO.

DESCRIPTION:

BOOK 305 PAGE 905
Commence at the Southwest Corner of
the Southwest Quarter of the
Southwest Quarter of Section 12
Township 20 South Range 1 West,
thence run North along the west
boundary line of said 1/4-1/4
section for 374.21 feet for the
point of beginning, thence continue
along last said course for 350.17
feet, thence turn an angle of
42°05'48" right and run 98.22 feet
thence turn an angle of 25°47'28"
right and run 151.29 feet, thence
turn an angle of 52°41'34" right and
run 213.43 feet, thence turn an
angle of 59°25' right and run 76.42
feet, thence turn an angle of
90°00' right and run 60.0 feet,
thence turn an angle of 90°00' left
and run 295.0 feet, thence turn an
angle of 90°00' right and run 329.66
feet to the point of beginning.
Containing 3.42 acres.



SOUTHWEST CORNER
SOUTHWEST QUARTER,
SOUTHWEST QUARTER
SECTION 12 TOWNSHIP 20 SOUTH RANGE 1 WE

1. Deed Tax	\$1.50
2. Copy of Map	7.50
3. Recording Fee	3.00
4. Instrument Fee	1.00
5. Notary Fee	1.00
6. Certified Copy	1.00
Total	\$12.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 AUG 17 PM 2:44

JUDGE OF PROBATE

LARRY CARVER
1533 Co Rd 280
STERETT AL 35147
DATE 7-29-90



20230515000143430 9/9 \$89.00
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Real Estate Sales Validation Form

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

Grantor's Name James Key, Sr.
Mailing Address 195 Ivy Way
Columbiana, AL 35051

Grantee's Name Charles Key, Kathryn Key Smith,
Mailing Address 195 Ivy Way
Columbiana, AL 35051

Property Address 195 Ivy Way
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 199,570 (39,914)

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 SC TAX Assessor

1/3th interest
39,914

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 _____

Print H. Emanuel Scoville, Jr.

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1