



20230615000180050 1/4 \$149.00
Shelby Cnty Judge of Probate, AL
06/15/2023 02:43:12 PM FILED/CERT

Parcel I.D. #: 35-2-03-4-001-001.001

Send Tax Notice To: Carol Killingsworth
2537 16th Street
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

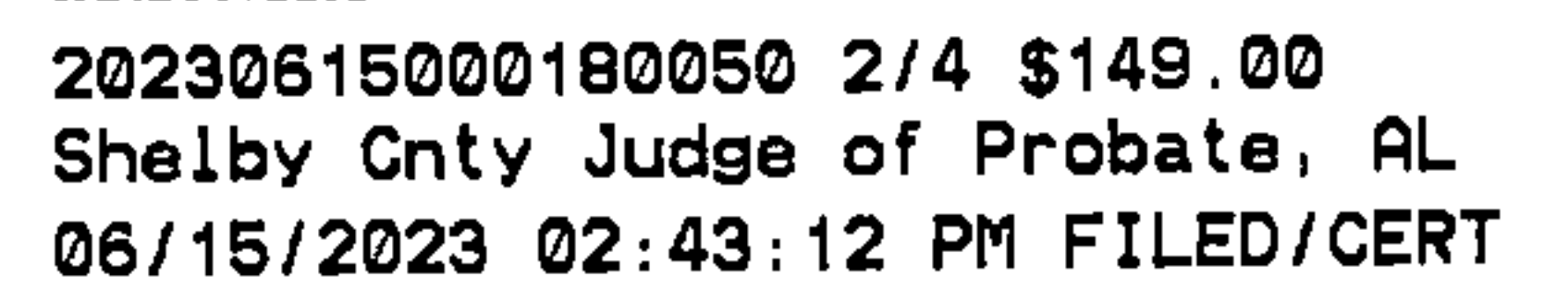
Know all men by these presents, that in consideration of One Hundred Seventeen Eight Hundred Fifty and 00/100 (\$117,850.00) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Carol Killingsworth, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **to Brandi M. Harbison, subject to the LIFE ESTATE retained by the Grantor herein for and during her lifetime**, hereinafter known as the GRANTEE;

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4-1/4 Section, 63.27 feet to the Point of Beginning; Thence continue along last described course 175.00 feet; Thence right 89 degrees 29 minutes 51 seconds and run 291.86 feet; Thence right 89 degrees 59 minutes 18 seconds and run 174.97 feet; Thence right 90 degrees 00 minutes 17 seconds and 193.43 feet to the Point of Beginning; being situated in Shelby County Alabama.

ALSO, a 30 foot wide easement for ingress, egress, utilities and drainage being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4-1/4 Section, 13.26 feet to the Point of Beginning; Thence continue along last described course 50.01 feet; Thence right 89 degrees 29 minutes 27 seconds and run 335.43 feet; Thence right 90 degrees and run 50.00 feet; Thence right 90 degrees and run 335.87 feet to the Point of Beginning; being situated in Shelby County, Alabama. Mineral and mining rights except.

THE GRANTOR HEREBY RESERVES A LIFE ESTATE FOR HERSELF FOR AND DURING HER LIFETIME.

Shelby County, AL 06/15/2023
State of Alabama
Deed Tax: \$118.00



Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 308, Page 423. This instrument was prepared without the benefit of a title search or survey.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

Carol Kilingsworth
Carol Kilingsworth
Grantor

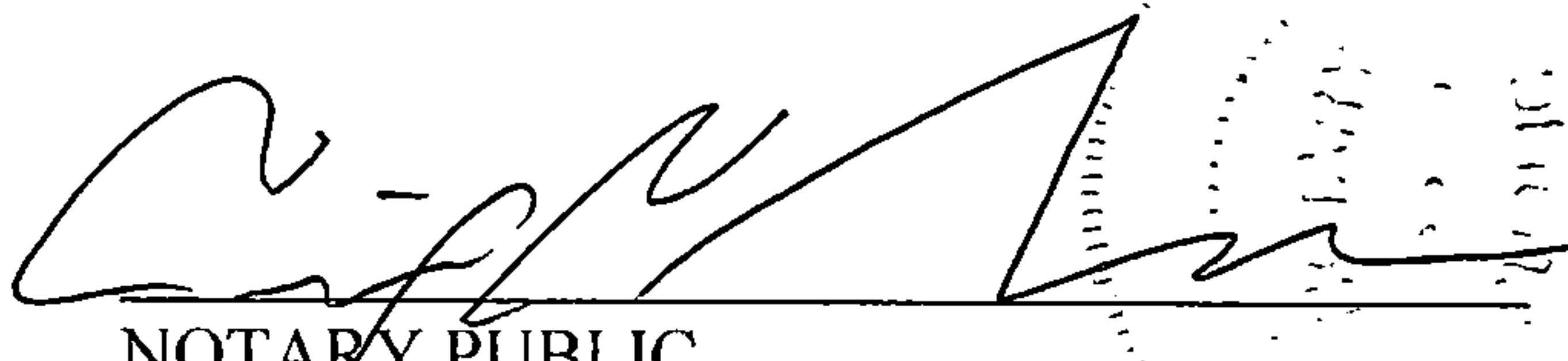
STATE OF ALABAMA)
)
COUNTY OF SHELBY)



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I, the undersigned, a Notary Public in and for said State, do hereby certify that *Carol Killingsworth, a single woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of June, 2023.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Carol Kilgusworth
Mailing Address 2537 16th St.
CALERA, AL 35040

Grantee's Name Carol Kilgusworth
Mailing Address Brandi M. Harrison
2537 16th St.
CALERA, AL 35040

Property Address 2537 16th St.
CALERA, AL 35040

Date of Sale 6/13/23
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 117,850.-

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 TAX RECORD

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 6/13/23

Unattested

(verified by)

Print

Sign

PAMELA K. BOTTON

Pamela K. Botton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1