

20230630000195350 1/3 \$241.00
Shelby Cnty Judge of Probate, AL
06/30/2023 10:50:31 AM FILED/CERT

Send Tax Notice to:
Ms. Judy C. Kellum
165 Highway 416
Wilsonville, Alabama 35186

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **JUDY C. KELLUM**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto my children, **ANNE KELLUM LUGAR** and **CLYDE STERLING KELLUM, IV** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Lot 25 (on the north right-of-way of County Highway #416) according to the map of Walters Cove Subdivision, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate, Shelby County, Alabama: thence in a westerly direction along said right-of-way 344.0' to the Point of Beginning; thence continue along last described course 120.0'; thence right 90° and run 190.0'; thence right 89° 52' 59" and run 117.87'; thence right 89° 28' 32" and run 190.26' to the Point of Beginning. Containing 0.52 acre.

Commence at the Southwest corner of Lot No. 25 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 73 deg. 10 min. West (MB) along the North right of way line of Walter's Drive for a distance of 226.00 feet to the point of beginning of the waterfront Lot herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said North right of way line of Walter's Drive for a distance of 118.00 feet to a point; thence turn an angle of 93 deg. 01 min. to the right and proceed for a distance of 190.26 feet to a point; thence turn an angle of 86 deg. 59 min. to the right and proceed for a distance of 110.00 feet to a point; thence turn an angle of 90 de. 00 min. to the right and proceed for a distance of 190.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 06/30/2023
State of Alabama
Deed Tax: \$212.00

165 COUNTY ROAD 416 WILSONVILLE AL 35186 - BEG @ SW COR
LOT 25 WALTERS COVE 1ST SEC BK 5 PG 22 TH W ALG N LN OF
CO RD 414 354' TO POB TH N 190.17' TH W 118' TH S 190' TH E
110' TO POB

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED BY
THE GRANTOR.

Clyde S. Kellum, III, the husband of the Grantor and father of the Grantees, died
on or about May 2, 2023.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and
assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with
the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless otherwise noted above; that
I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day
of June, 2023.

Judy C. Kellum (SEAL)
Judy C. Kellum

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State,
hereby certify that Judy C. Kellum, an unmarried woman, 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, she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2023.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Judy C. Kellum
Mailing Address 165 Highway 416
Wilsonville, AL 35186

Grantee's Name Anne Kellum Lugar
Clyde Sterling Kellum, IV
Mailing Address c/o Judy C. Kellum
165 Highway 416
Wilsonville, AL 35186

Property Address 165 Highway 416
Wilsonville, AL 35186

Date of Sale June 30, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$317,350.00 x 2/3 = \$211,567.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ 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 06-30-2023

Print Judy C. Kellum

☐ Unattested

Kim M. Foster
(verified by)

Sign

Judy C. Kellum

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1