



20230821000251190 1/3 \$253.00
Shelby Cnty Judge of Probate, AL
08/21/2023 03:06:33 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Sadie Kelosky

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29328

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ann Foster**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sadie Kelosky**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of August, 2023.

Ann Foster
Ann Foster

Lucica Foster
By Lucica Foster
Attorney in Fact

State of Alabama

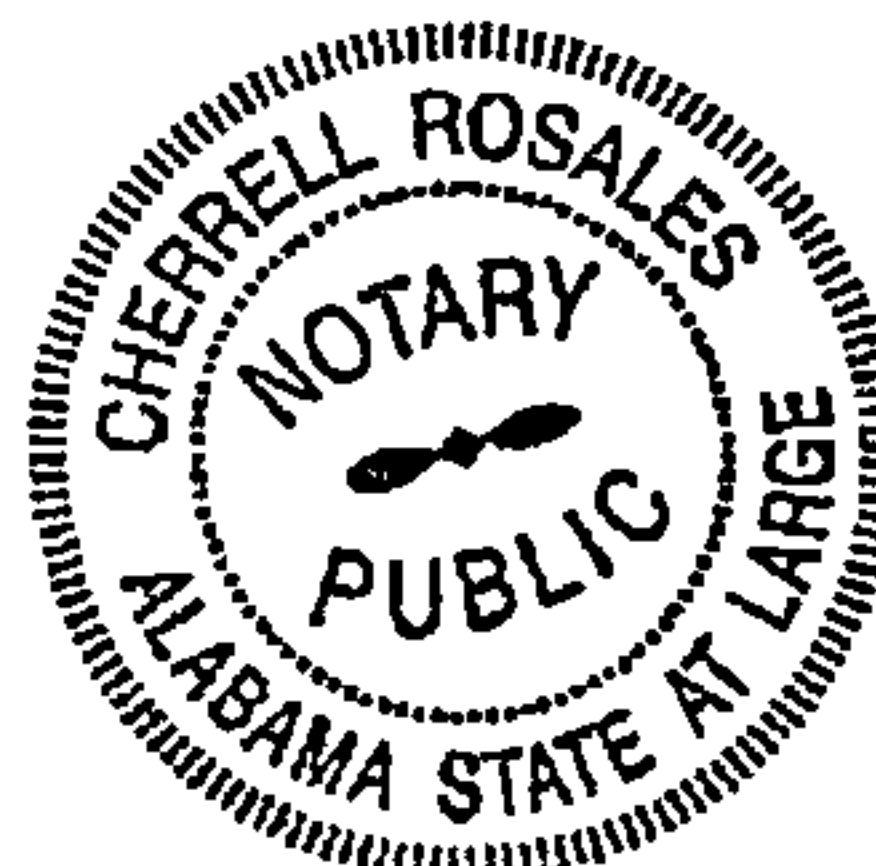
County of Shelby

I, Cherrell Rosales, a Notary Public in and for the said County in said State, hereby certify that Lucica Foster as Attorney In Fact for Ann Foster, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of August, 2023.

Cherrell Rosales
Notary Public, State of Alabama

My Commission Expires: Notary Public
Alabama State At Large
My Commission Expires 10/26/26





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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

All of the E 1/2 of NW 1/4, Section 33, Township 21 South, Range 1 East, lying North of Ft. Williams Ferry Road, in Shelby County, Alabama.

Less and except that part as described in deed recorded in Deed Book 319, Page 434, in Probate Office, Shelby County, Alabama.

PARCEL II:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 58 minutes 51 seconds East a distance of 769.55 feet to the POINT OF BEGINNING; thence continue South 89 degrees 58 minutes 51 seconds East, a distance of 587.80 feet; thence South 00 degrees 25 minutes 59 seconds East a distance of 2292.52 feet to the northerly R.O.W. line of Shelby County Highway 28, 80' R.O.W. and a curve to the left, having a radius of 3225.00, and subtended by a chord which bears South 87 degrees 14 minutes 03 seconds West and a chord distance of 588.27 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 589.09 feet; thence North 00 degrees 25 minutes 59 seconds West and leaving said R.O.W. line a distance of 2321.11 to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 14, 2020

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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	<u>Ann Foster</u>	Grantee's Name	<u>Sadie Kelosky</u>
Mailing Address	<u>3102 Bay Front Road</u>	Mailing Address	<u>868 Alford Ave,</u>
	<u>Mobile AL 36005</u>		<u>Hoover, AL 35226</u>
Property Address	<u>Vacant Land</u>	Date of Sale	<u>August 18, 2023</u>
		Total Purchase Price	<u>\$225,000.00</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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 August 11, 2023

Print Ann Foster

 Unattested

Sign *[Signature]* POA
(Grantor/Grantee/Owner/Agent) circle one

(verified by)