

STATE OF ALABAMA  
SHELBY COUNTY



20240131000024820 1/3 \$220.00  
Shelby Cnty Judge of Probate, AL  
01/31/2024 11:23:41 AM FILED/CERT

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 7 day of December, 2023, by and between **James E. Kendrick and wife, Kristin B. Kendrick**, herein referred to as “Grantor” (whether one or more), does hereby grant, bargain, sell and convey unto **James Eugene Kendrick Sr. and Kristin Bookout Kendrick, Trustees of the Kendrick Homestead Trust, dated December 7, 2023**, herein referred to as “Grantee” (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Commence at the Southwest corner Section 14, Section 21 South, Range 1 East; thence East along the South line of said Section a distance of 1725.03 feet to the East right of way of Alabama State Highway 145; thence 75 degrees 59 minutes left run northerly along said right of way 190 feet to the point of beginning; thence continue along the last described course 100 feet; thence 75 degrees right run easterly 412.51 feet; thence 41 degrees 18 minutes 30 seconds right run southeasterly 100.00 feet; thence 135 degrees 13 minutes 25 seconds right run westerly 512.76 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4, Section 14, Township 21 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama. According to the survey of Thomas Simmons, dated September 19, 1996.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

**NO CERTIFICATION OF TITLE.** This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said

premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 7 day of December, 2023.

James E. Kendrick  
James E. Kendrick

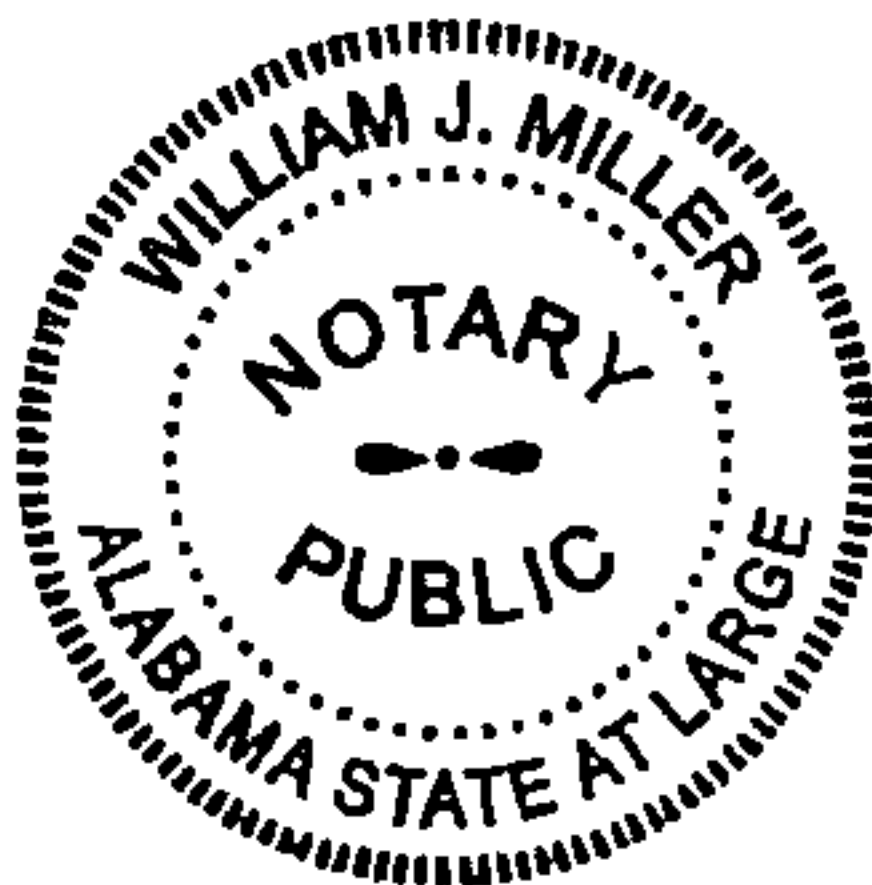
Kristin B. Kendrick  
Kristin B. Kendrick

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **James E. Kendrick and Kristin B. Kendrick**, 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7 day of December, 2023.

[SEAL]



William J. Miller  
NOTARY PUBLIC

Grantee's Mailing Address  
27474 Highway 145  
Wilsonville, Alabama 35186

## 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 E. Kendrick and Kristin B. Kendrick  
Mailing Address 27474 Highway 145  
Wilsonville, Alabama 35186

Grantee's Name James Eugene Kendrick Sr. and Kristin Bookout Kendrick  
Mailing Address Trustees of the Kendrick Homestead Trust,  
27474 Highway 145  
Wilsonville, Alabama 35186

Property Address 27474 HWY 145  
WILSONVILLE, AL  
35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \$190,540

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

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

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 KRISTIN B KENDRICK

☐ Unattested

(verified by)

Sign Kristin B Kendrick

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1