



20240405000096780 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/05/2024 01:12:26 PM FILED/CERT

This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
Shane Ramsey
401 Hwy 441
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of One and no/100 Dollars, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Shane Ramsey, Personal Representative of the estate of Kevin Michael Ramsey, case no.PR-2023-000170 in the Probate Court of Shelby County, Alabama, (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Shane Ramsey and Michael Dewayne Ramsey (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East, Shelby County Alabama; thence S 2 degrees, 44 minutes 52 seconds E a distance of 314.87 feet to the point of beginning; thence continue along the last described course a distance of 290.00 feet; thence S 86 degrees, 33 minutes, 36 seconds E a distance of 290.00 feet; thence S 86 degrees, 33 minutes, 36 seconds W a distance of 210.00 feet to the point of beginning.

Also a 30 feet INGRESS, ENGRESS, AND UTILITY EASEMENT

Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 2 degrees, 44 minutes, 52 seconds E a distance of 604.87 feet; thence S 86 degrees, 33 minutes, 36 seconds E a distance of 210.00 feet to the point of beginning of the south line of a 30 feet ingress, egress, and utility easement lying 30 feet north of and parallel to described line; thence continue along the last described course for a distance of 236.54 feet to the westerly right-of-way of Shelby County Hwy 441 and the end of said easement.

Note: The grantees herein are all the heirs at law of Kevin Michael Ramsey, deceased.



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Subject to:

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, exceptions, reservations and restrictions of record, if any.

Note: Kevin Michael Ramsey was one and the same person as Kevin Ramsey.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, Shane Ramsey, as Personal Representative of the Estate of Kevin Michael Ramsey, deceased, has hereunto set his hand and seal, this 3rd day of April, 2024.

Estate of Kevin Michael Ramsey, deceased

By Shane Ramsey
Shane Ramsey, Personal Representative

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane Ramsey, whose name as Personal Representative of the Estate of Kevin Michael Ramsey, 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 in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 3rd day of April, 2024.

Behr M. V. Fenn
Notary Public
My commission expires: 4-23-27

Real Estate Sales Validation Form

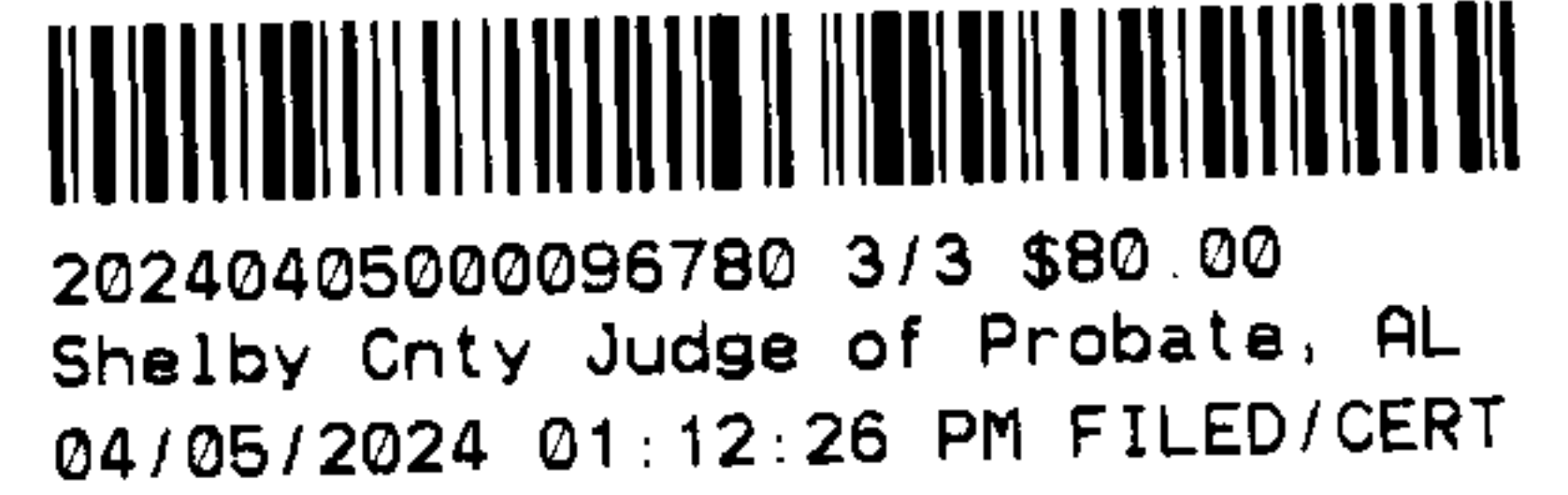
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Kevin Michael Ramsey
Mailing Address 401 Hwy 441
Wilsonville, AL 35186

Grantee's Name Shane Ramsey
Mailing Address 401 Hwy 441
Wilsonville, AL 35186

Property Address 401 Hwy 441
Wilsonville, AL 35186

Date of Sale 4-2-24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$51,890.00



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
☐ 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 4-2-24

Print Shane Ramsey

☐ Unattested
(verified by)

Sign Shane Ramsey
(Grantor/Grantee/Owner/Agent) circle one