

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Tammy Powell
135 Autumn Crest Drive
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Charles Anthony Key, a married person, Kathryn Marie Key Smith, an unmarried person, Matthew James Key, a married person, and Melissa Marie Edwards, a married person

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Tammy Powell

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, Shelby County Alabama, more particularly described as follows: Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, thence run North along the west boundary line of said 1/4-1/4 section for 374.21 feet for the Point of Beginning; thence continue along last said course for 350. 17 feet, thence turn an angle of 42°05'48" right and run 98.22 feet thence turn an angle of 25°47'28" right and run 151.29 feet; thence turn an angle of 52°41'34" right and run 213.43 feet; thence turn an angle of 59°25' right and run 76.42 feet; thence turn an angle of 90°00' right and run 60.0 feet; thence turn an angle of 90°00' left and run 295.0 feet; thence turn an angle of 90°00' right and run 329.66 feet to the Point of Beginning.

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

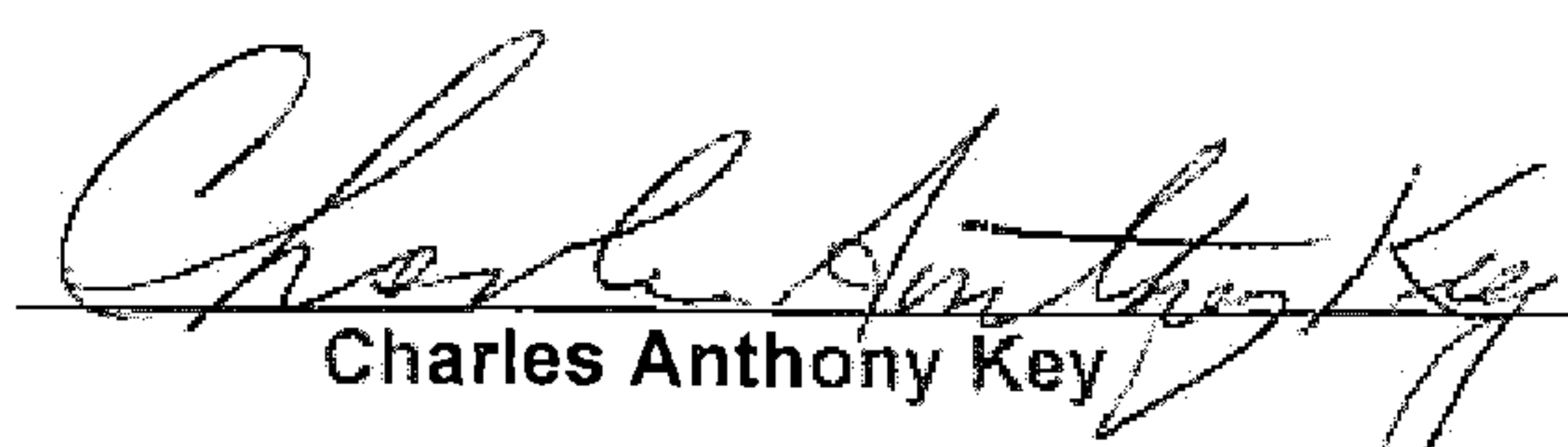
The above described property does not constitute the homestead of the Grantors or their spouses.

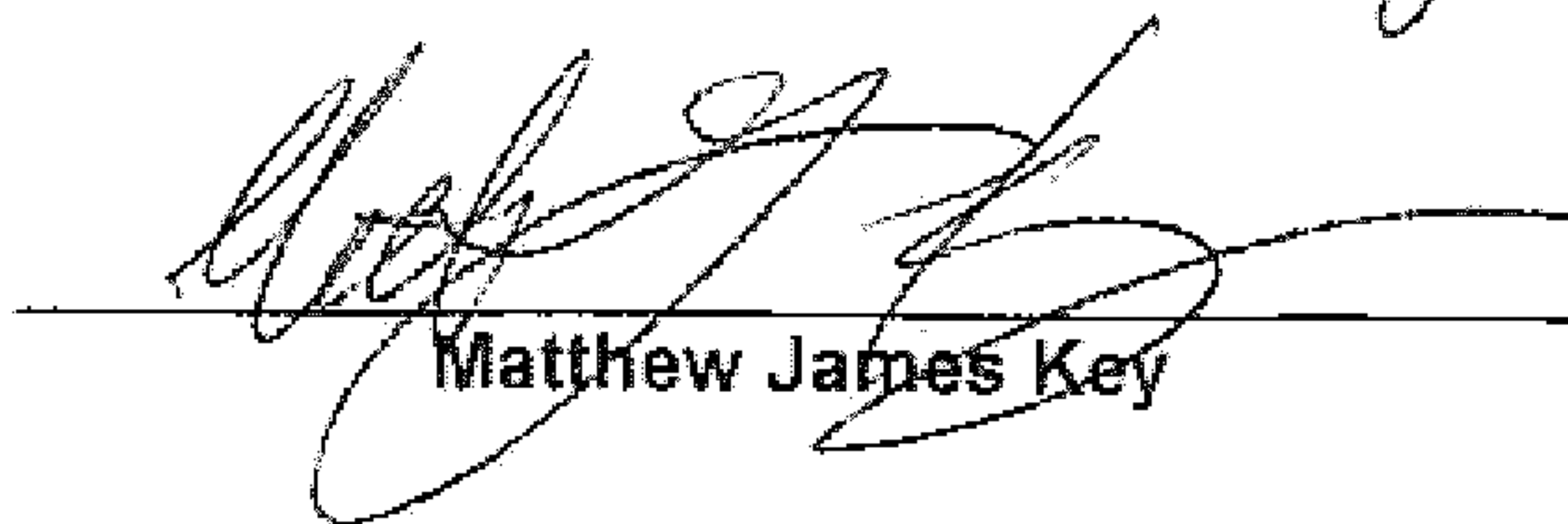
Nina T. Key died on or about October 16, 2015, severing her life estate interest as set out in Instrument 20051031000564560. James Willie Key, Sr. died on 12/20/2023, severing his life estate interest as set out in Instrument 20051031000564560 and in Instrument 20230515000143430.

Kathryn Marie Key Smith is one and the same person as Kathryn Marie Richey.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

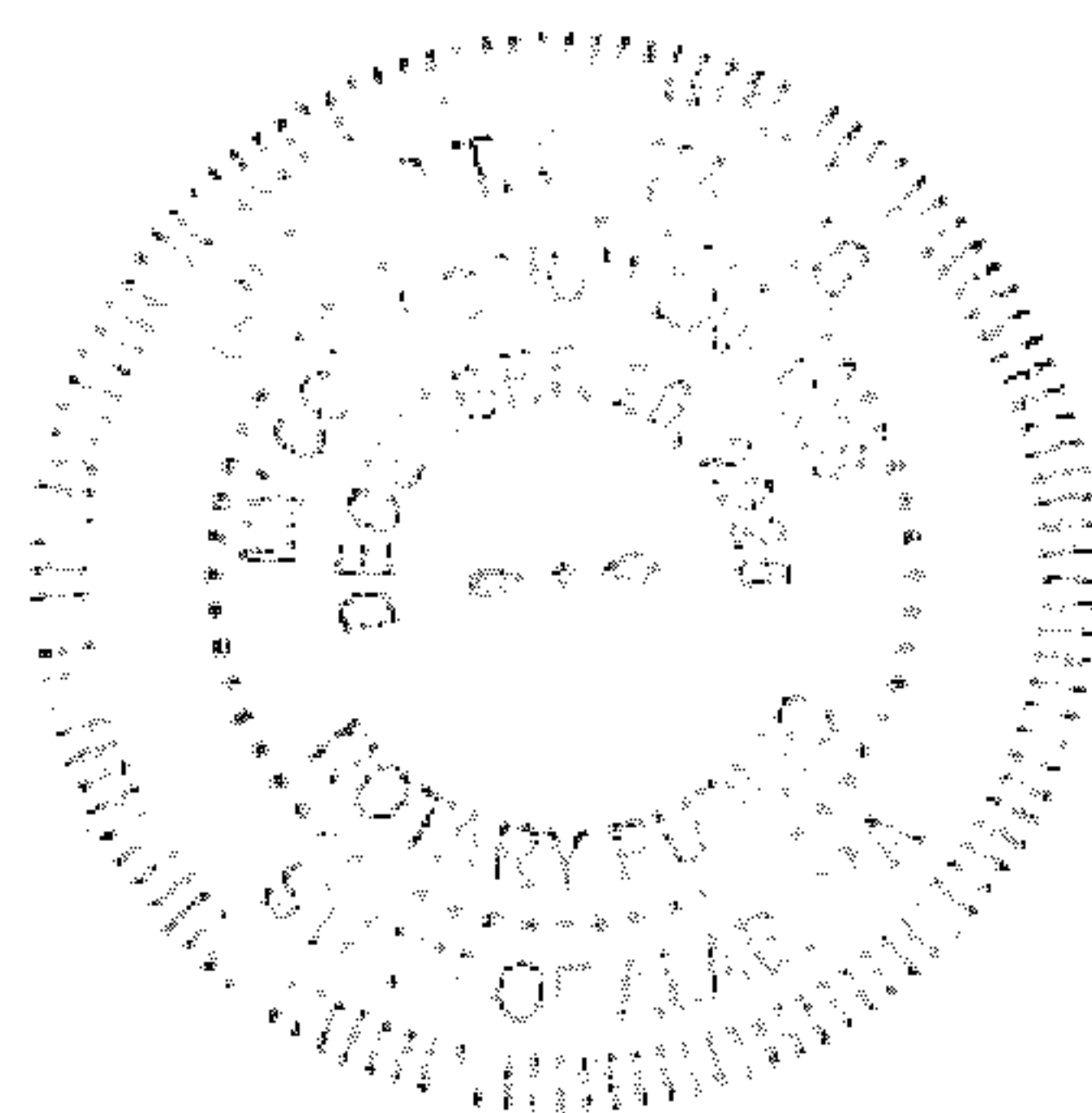
 (Seal)  (Seal)
Charles Anthony Key Kathryn Marie Key Smith

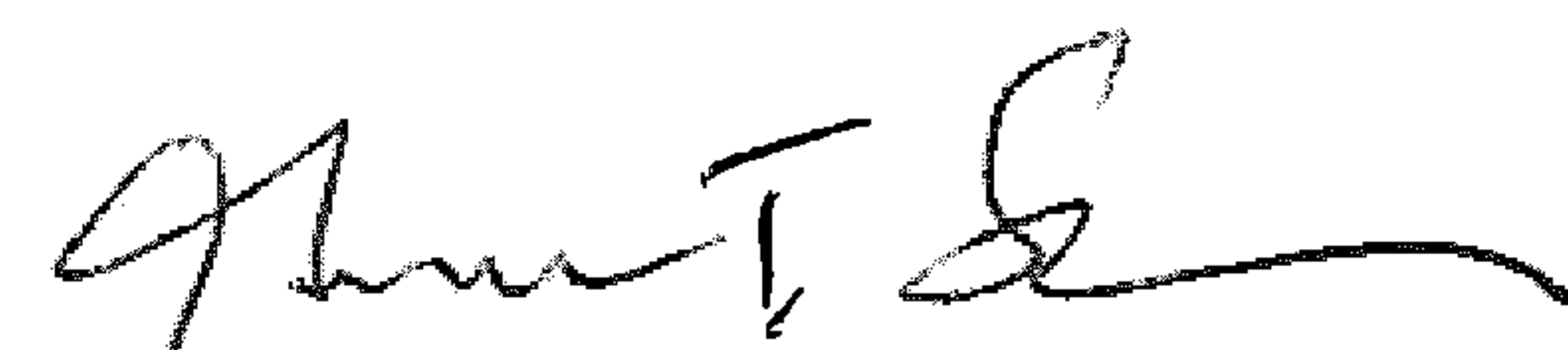
 (Seal)  (Seal)
Matthew James Key Melissa Marie Edwards

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Charles Anthony Key, Kathryn Marie Key Smith, Matthew James Key, and Melissa Marie Edwards**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2024.




Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Charles Anthony Key	Date of Sale: March 22nd, 2024
Grantor Name: Kathryn Marie Key Smith	
Mailing Address: 195 Ivy Way	Total Purchase Price: \$380,000.00
Columbiana, Alabama, 35051	Or
	Actual Value: \$ _____
	Or
Property Address: 195 Ivy Way	Assessor's Market Value: \$ _____
Columbiana, Alabama, 35051	

Grantee Name: **Tammy Powell**
Mailing Address: **135 Autumn Crest Drive**
Columbiana, AL, 35051

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 Section 40-22-1 (h).

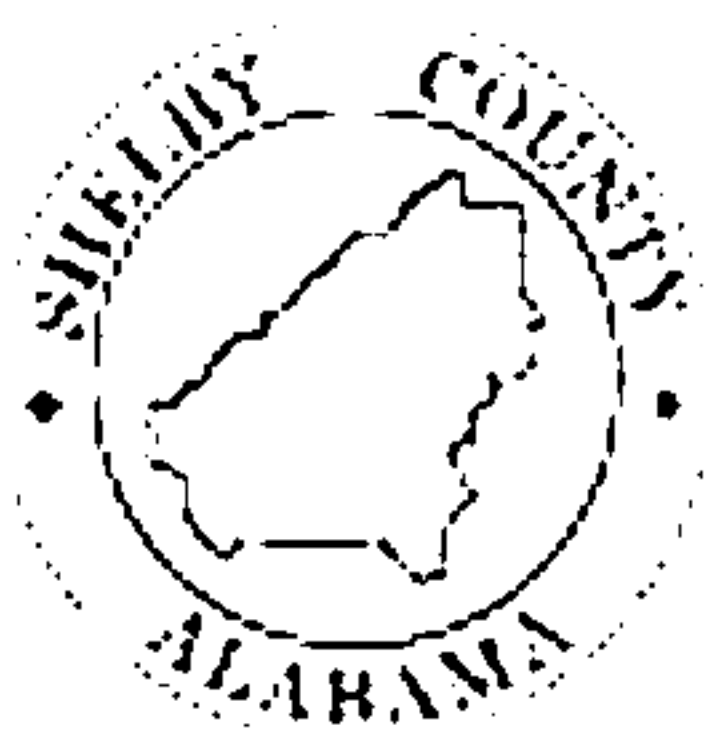
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **March 22nd, 2024**

Print: 

☐ Unattested _____
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 10:17:43 AM
\$411.00 JOANN
20240416000110150

