



20240507000132900 1/3 \$229.00
Shelby Cnty Judge of Probate, AL
05/07/2024 08:59:20 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETEOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
KAREN RUSSELL MCNEIL

1614 Nottingham Road
Greensboro NC 27408

STATE OF ALABAMA)

TRUSTEE'S DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred and 00/100 (\$100.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Karen Russell McNeil, as Trustee of the Bernard J Russell Revocable Trust dated January 3, 2004**, whose address is 1614 Nottingham Road, Greensboro, NC 27408, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Karen Russell McNeil, James Rolfe Russell, and John Granger Russell**, (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 19, and in the SW ¼ of the NW ¼ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW ¼ of the NW ¼ of said Section 20 and run thence East (assumed) along the South line thereof 726.62 feet; thence North 44 deg. 12 min. 30 sec. West 180.48 feet; thence run North 46 deg. 37 min. 30 sec. West 276.05 feet; thence North 45 deg. 14 min. 30 sec. West 311.41 feet; thence run North 45 deg. 13 min. 15 sec. West 78.45 feet to the point of beginning of the property herein described; thence continue Northwestwardly along last described course 226.72 feet; thence run North 67 deg. 18 min. 45 sec. West 85.83 feet to a point on the Southeasterly right of way line of County Road No. 52; thence run South 37 deg. 59 min. 15 sec. West along said right of way line 262.69 feet to the beginning of a curve to the right having a radius of 1111.70 feet; thence run Southwestwardly along said right of way line and along the arc of said curve 81.0 feet; thence run South 33 deg. 07 min. 10 sec. East 203.01 feet; thence run North 48 deg. 23 min. 33 sec. East 110.09 feet; thence run North 73 deg. 35 min. 03 sec. East 169.90 feet; thence run North 38 deg. 01 min. 03 sec. East 158.74 feet to the point of beginning. Also conveyed are all of the rights, title and interests of the grantor to that portion of the real estate lying between the above-described traverse line and the low water mark of the river.

Property Address is: 2370 Highway 52, Helena, Alabama 35080.

Note: The preparer of this deed has not researched the title to subject property.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as tenants in common, forever.

Shelby County, AL 05/07/2024
State of Alabama
Deed Tax: \$200.00



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IN WITNESS WHEREOF, said GRANTOR, Karen Russell McNeil, as Trustee of Bernard J Russell Revocable Trust, has hereunto set its hand and seal this the 5th day of April, 2024.

Karen Russell McNeil, as Trustee of the
Bernard J Russell Revocable Trust
dated January 3, 2004

STATE OF N CAROLINA)
COUNTY OF GUILFORD)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Karen Russell McNeil, as Trustee of the Bernard J Russell Revocable Trust dated January 3, 2004**, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of APRIL, 2024.

JAMES R KELLAM
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires September 15, 2027

NOTARY PUBLIC
My Commission Expires: SEPT. 15, 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 Bernard J Russell Trust
Mailing Address 1614 Nottingham Road
Greensboro, NC 27408

Grantee's Name Karen Russell McNeil
Mailing Address 1614 Nottingham Road
Greensboro, NC 27408

Property Address 2370 Highway 52
Helena, Alabama 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 199,520.00

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 4-8-24

Print Karen R. McNeil

☐ Unattested
(verified by)

Sign Karen McNeil
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1