

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 470, Columbiana, Alabama 35051

Grantee's address:
225 George Headley Road
Locust Fork, AL 35097

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20250212000042580 1/5 \$73.50
Shelby Cnty Judge of Probate, AL
02/12/2025 10:23:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Keith A. Salter, a married man (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Kent A. Salter, (herein referred to as GRANTEE, whether one or more) all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit::

See attached Exhibit A

This parcel is that same parcel reflected in that certain Rodney Y. Shiflett survey dated September 1, 2014, and included herewith in Exhibit A.

The above-described property is not the homestead of GRANTOR.

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$39.50

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 31st day of January, 2025.

Keith A. Salter
Keith A. Salter

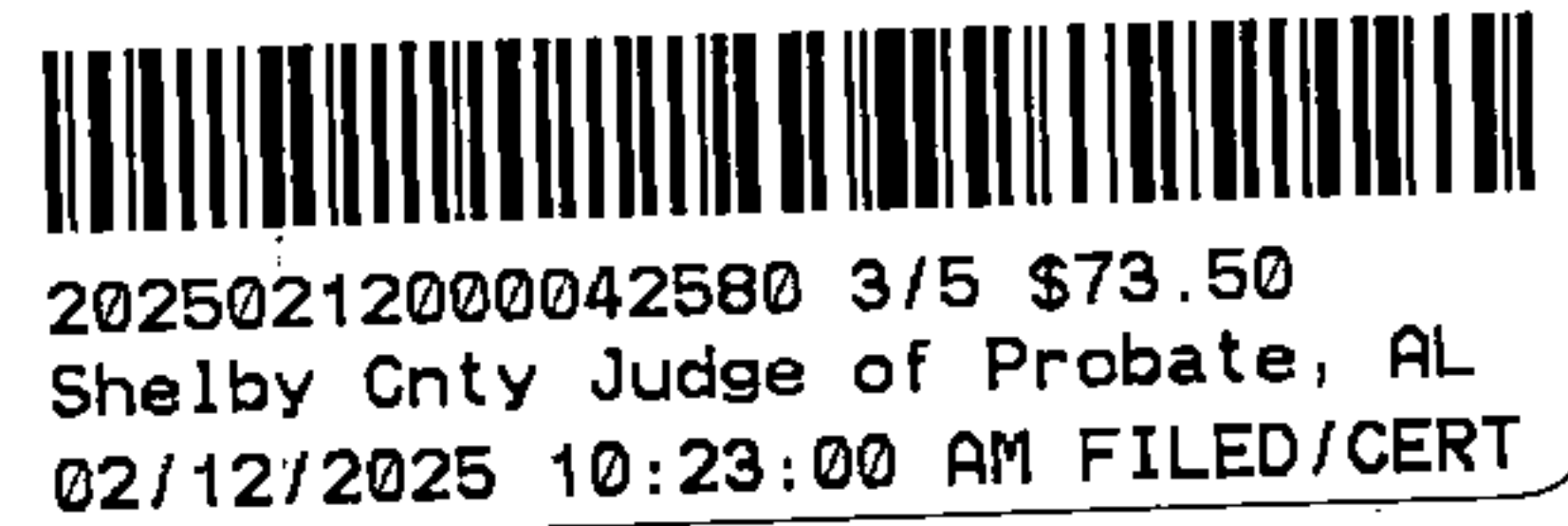
STATE OF LOUISIANA)
Calcasieu PARRISH)
General Acknowledgment

I, the undersigned, a Notary Public in and for said Parrish, in said State, hereby certify that Keith A. Salter, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2025.

Tracey Gullory
Notary Public
Tracey Gullory, 155034

EXHIBIT A



Commence at the NE Corner of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence N 90°00'00" W; a distance of 663.72'; thence S 00°12'22" E, a distance of 207.01' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 453.94'; thence S 89°44'45" E, a distance of 302.26'; thence N 87°58'24" E, a distance of 158.01'; thence N 01°30'40" W, a distance of 447.90'; thence N 89°45'09" W, a distance of 450.00' to the POINT OF BEGINNING.

Said parcel containing 4.73 acres, more or less.

ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, as recorded in Instrument # 20140711000210720, in the Office of the Judge of Probate of Shelby County, Alabama.

Neighborhood: 01 Pea Ridge County R-1

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved by prior owners, if any.

TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

Real Estate Sales Validation Form

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



20250212000042580 4/5 \$73.50
Shelby Cnty Judge of Probate, AL
02/12/2025 10:23:00 AM FILED/CERT

Grantor's Name Keith A. Salter
Mailing Address 403 Royer Loop
Sulfur, LA 70663

Grantee's Name Kent A. Salter
Mailing Address 225 George Headley Road
Locust Fork, AL 35097

Property Address Hwy 10
Pea Ridge Community

Date of Sale 01/30/2025
Total Purchase Price \$ WILLED INHERITANCE
or
Actual Value \$ _____
or
Assessor's Market Value \$ 39,400.00

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 Tax Assessor's valuation
☐ 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 1/31/25

Print KEITH A. SALTER

Unattested

(verified by)

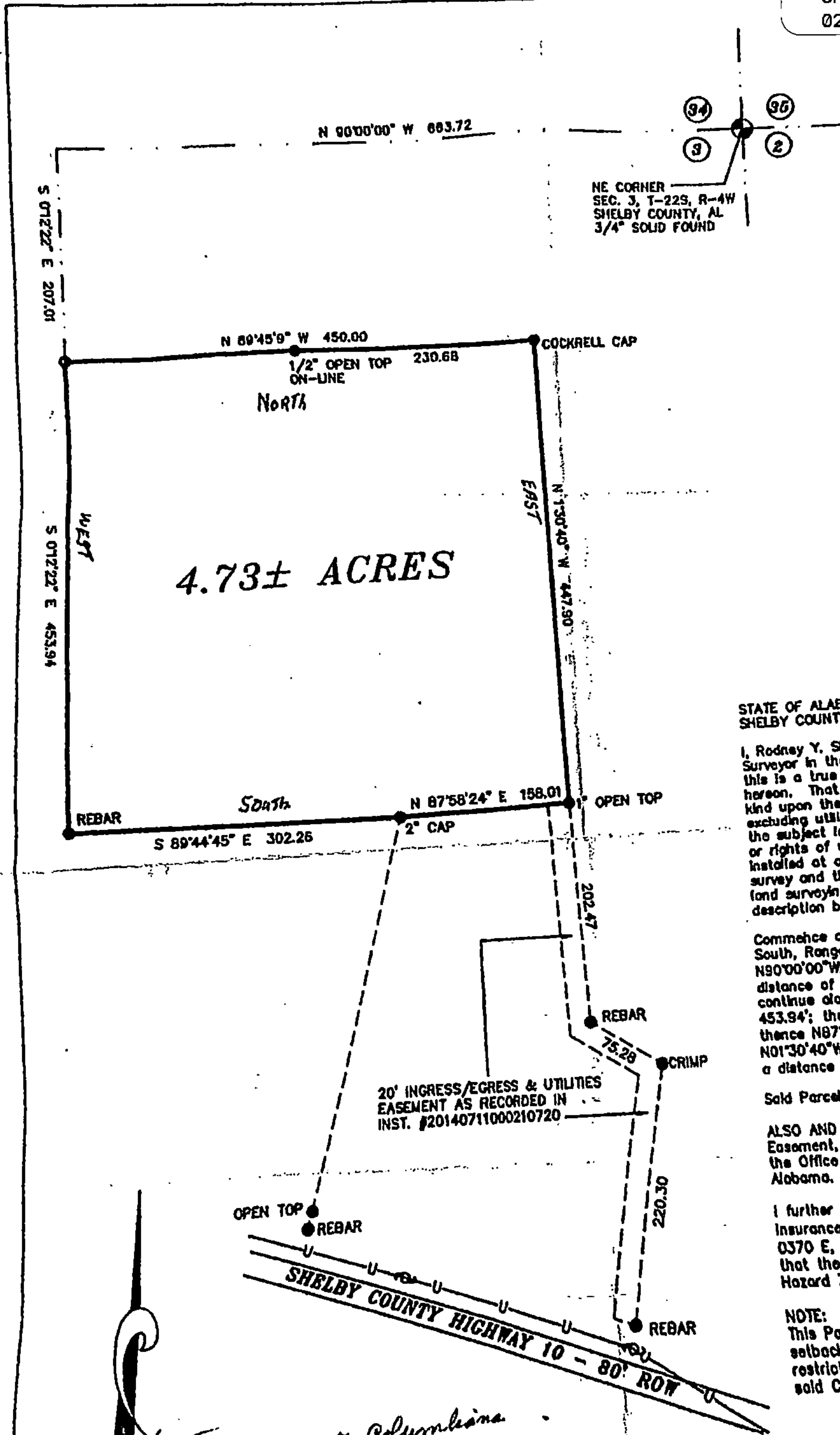
Sign Keith A Salter

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250212000042580 5/5 \$73.50
Shelby Cnty Judge of Probate, AL
02/12/2025 10:23:00 AM FILED/CERT



STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plot meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the NE Corner of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence N90°00'00\"/>

Sold Parcel containing 4.73 acres, more or less.

ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, as recorded in Inst. #20140711000210720, in the Office of the Judge of Probate of Shelby County, Alabama.

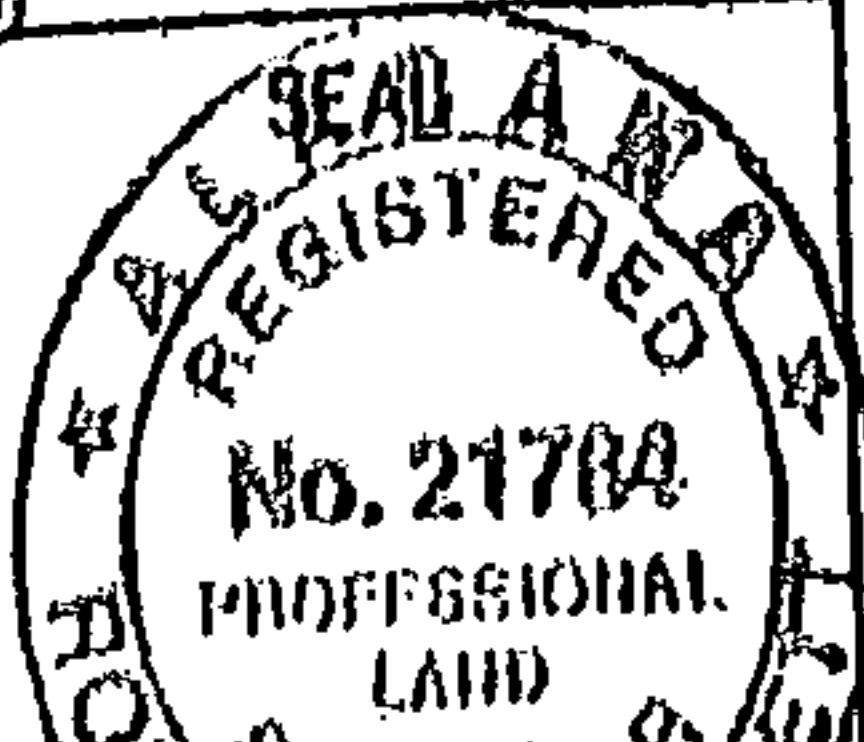
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0370 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of September 11, 2014

Rodney Y. Shiflett
Rodney Y. Shiflett AL Reg. #21784

*Tax assessor Columbiana
205-669 3900
346.72 Taxes paid 10/12/23
Parcel #1 262-030-001-005.000
Told to Elizabeth d-amonda
on 12/8/23 and change mailing address
to 403 Rayer Road
Birmingham 35209*



LEGEND

- 1/2\"/>

JOB NO. 14298
DATE 9/11/14 DATE OF FIELD SURVEY 9/9/14
ADDRESS SCALE 1\"/>

DRAWN BY H. LETTS CHECK BY R.Y.S.
RODNEY SHIFLETT SURVEYING