

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DANIEL KIS
8725 YOUNGERMAN CT.-SUITE 203
JACKSONVILLE, FLORIDA 32244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20250214000044780 1/5 \$176.50
Shelby Cnty Judge of Probate, AL
02/14/2025 08:00:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, VIORICA KIS, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto DANIEL KIS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

VIORICA KIS is the surviving grantee in that certain Warranty Deed recorded in Instrument #1997-24973 and corrected in that certain Corrective Warranty Deed recorded in Instrument #1998-51306; the other grantee, EDMUND KIS, having died on or about October 18, 2016.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of Feb, 2025.

Viorica Kis (L.S.)
VIORICA KIS

Shelby County, AL 02/14/2025
State of Alabama
Deed Tax: \$142.50

STATE OF ALABAMA
COUNTY OF Baldwin

20250214000044780 2/5 \$176.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIORICA KIS, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of Feb,
2025.



Alexis Melvin
Notary Public
My Commission Expires: 09-28-26

**LEGAL DESCRIPTION
EXHIBIT "A"**



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Lot No. 1 Survey no. 1; Commence at the NW corner of Section 34, Township 19 South, Range 2 east, as the point of beginning; from this beginning point proceed South along West boundary of said Section for a distance of 255.6 feet to a point on the northerly side of a paved street, this point being 30 feet from the center line of said street; thence turn an angle of 56 deg. 16 min. to the left and proceed southeasterly along the northerly side of said street for a distance of 104.1 feet to a point, thence proceed northeasterly for a distance of 321.2 feet to a point on the north boundary of said Section; thence turn an angle of 102 deg. 42 min. to the left and proceed west along the north boundary of said Section for a distance of 158.2 feet to the point of beginning;

Also, Lot No. 2, Survey No. 1: Commence at the NW corner of Section 34, Township 19 South, range 2 East, thence proceed east along the north boundary of said Section for a distance of 158.2 feet to the point of beginning; from this beginning point, turn an angle of 102 deg. 42 min. to the right and proceed southwesterly for a distance of 321.2 feet to a point on the north side of a paved street, this point being 30 feet from the center line of said street; thence turn an angle of 68 deg. And 07 min. and proceed southeasterly along the northerly side of said street for a distance of 104.1 feet to a point; thence proceed northeasterly for a distance of 396.4 feet to a point on the north boundary of said section; thence turn an angle of 109 deg. And 56 min. to the left and proceed west along the north boundary of said Section for a distance of 150 feet to the point of beginning;

Lot No. 3, according to survey of Ray, Peoples and White, Sylacauga, Alabama, dated August 8, 1963, and being more particularly described as follows: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed East along the North boundary of said Section for a distance of 308.2 feet to the point of beginning of the land herein described; from this beginning point, turn an angle of 109 degrees 56 minutes to the right and proceed Southwesterly for a distance of 396.4 feet to a point on the North side of a paved street; this point being 30 feet from the center line of said road or street; thence proceed Southeasterly along the North side of said Street for a distance of 104 feet to a point; thence proceed Northeasterly for a distance of 483.25 feet to a point on the North boundary of said Section; thence turn an angle of 115 degrees 01 minutes to the left and proceed West along the North boundary of said Section for a distance of 150 feet to the point of beginning; being situated in the NW ¼ of NW ¼ of Section 34, Township 19 South, range 2 East.

Lot No. 4, according to survey of Ray, Peoples & White, Sylacauga, Alabama dated 8-8-63, and being more particularly described as follows: Commence at the NW corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the North boundary of said section for a distance of 458.2 feet to the point of beginning of the land herein described from this beginning point, continue East along the



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North boundary of said Section for a distance of 268.35 feet to a point; thence turn an angle of 89 degrees and 55 minutes to the right and proceed South for a distance of 247.85 feet to a point; thence turn an angle of 50 degrees 49 minutes to the right and proceed Southwesterly for a distance of 479.5 feet to a point on the Northeasterly side of a Street, this point being 30 feet from the center line of said Street; thence proceed Northwesterly along the Northeasterly side of said Street for a distance of 150.5 feet to a point; thence proceed Northeasterly for a distance of 483.25 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East.

Lot No. 5, according to survey of Ray, Peoples and White, Sylacauga, Alabama, dated August 8, 1963, and being more particularly described as follows: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed East along the North boundary of said Section for a distance of 726.55 feet to a point; thence turn an angle of 89 degrees 55 minutes to the right and proceed South for a distance of 247.85 feet to the point of beginning of the land herein described; thence turn an angle of 54 degrees 25 minutes to the right and proceed Southwesterly for a distance of 382.7 feet to a point on the Northeasterly side of a Street, this point being 30 feet from the center line of said Street; thence proceed Northwesterly along the Northeasterly side of said Street for a distance of 110 feet to a point; thence turn an angle of 82 degrees 07 minutes to the right and proceed Northeasterly for a distance of 479.5 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, LESS and EXCEPT strip to be used for a road along South side of subject parcel, as set out in Deed Book 265, Page 265.

All being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commencing at the Northwest Corner of Section 34 Township 19 South, Range 2 East; thence North 87 degrees 54 minutes 11 seconds East, a distance of 182.11 feet; thence South 33 degrees 22 minutes 18 seconds West, a distance of 313.50 feet; thence North 2 degrees 08 minutes 29 seconds West, a distance of 255.33 feet to the point of beginning.



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Grantor's Name:
VIORICA KIS

Mailing Address:
9447 PINWOOD AVENUE
ELBERTA, ALABAMA 36530

Property Address:
180 Camelia Street
Harpersville, AL 35078

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
DANIEL KIS

Mailing Address:
8725 YOUNGERMAN CT.-SUITE 203
JACKSONVILLE, FLORIDA 32244

Date of Sale: _____, 2025

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$142,060.00

☐ Front of Foreclosure Deed

☐ Appraisal

☒ Other TAX ASSESSOR