

20250226000056760 1/6 \$101.50
Shelby Cnty Judge of Probate, AL
02/26/2025 10:11:23 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This instrument was prepared by:

Jack T. Carney, Esq.
Carney Law, LLC
3500 Colonnade Parkway, Suite 100
Birmingham, Alabama 35243

SEND TAX NOTICE TO:

Kayedee Garner, Trustee
859 CR-36
Sylacauga, Alabama 35150

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kimberly Ann Wyatt, an unmarried woman**, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto, **Kayedee Garner, as Trustee of the Kimberly Ann Wyatt Special Needs Trust, dated February 10, 2025**, hereinafter referred to as "Grantee," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

PARCEL 2 – 24 ROSA DRIVE, HARPERSVILLE, AL 35078

A parcel of land in the NE 1/4 of the NE 1/4 of Section 32, Township 19 South, Range 2 East, being more particularly described as follows:

Commence at the NE corner of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence run S 00° 09' 52" E for a distance of 41.36 feet to a found 1/2" rebar capped "SWH" on the southerly right of way margin of Cottin Gin Road (aka Shelby County Highway No. 434); thence leaving said right of way, run S 00° 12' 52" E for a distance of 375.81 feet to a set 5/8" rebar capped "Clinkscapes"; thence run N 89° 46' 18" W for a distance of 428.46 feet to a set 5/8" rebar capped "Clinkscapes" on the easterly right of way margin of Primrose Lane; thence run along said right of way N 36° 27' 19" E for a distance of 60.13 feet to a set 5/8" rebar capped "Clinkscapes"; thence continue along said right of way N 31° 56' 26" E for a distance of 9.63 feet to a set 5/8" rebar capped "Clinkscapes", said point being the point of beginning of the property herein described; thence leaving said right of way, run s 89° 46' 18" for a distance of 129.70 feet to a set 5/8" rebar capped "Clinkscapes"; thence run N 12° 35' 19" E for a distance of 103.71 feet to a set 5/8" rebar capped "Clinkscapes"; thence N 01° 14' 58" W for a distance of 148.68 feet

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State of Alabama
Deed Tax: \$64.50

to a set 5/8" rebar capped "Clinkscapes" on the centerline of Rosa Drive (a private drive); thence run along said centerline N 02° 35' 54" E for a distance of 98.88 feet to a set 5/8" rebar capped "Clinkscapes" on the southerly right of way margin of Cotton Gin Road (aka Shelby County Highway No. 434); thence leaving said Rosa Drive, continue along said right of way N 75° 57' 14" W for a distance of 36.70 feet to a set 5/8" rebar capped "Clinkscapes"; thence leaving said right of way, run S 89° 36' 10" W for a distance of 122.18 feet to a found 1/2" rebar on the easterly right of way margin of Primrose Lane; thence continue along said right of way for the following calls: thence run S 05° 33' 10" E for a distance of 23.30 feet to a set 5/8" rebar capped "Clinkscapes"; thence run S 14° 42' 33" E for a distance of 178.15 feet to a set 5/8" rebar capped "Clinkscapes"; thence run S 07° 19' 16" E for a distance of 41.69 feet to a set 5/8" rebar capped "Clinkscapes"; thence run S 02° 18' 58" W for a distance of 36.35 feet to a set 5/8" rebar capped "Clinkscapes"; thence run S 26° 22' 15" W for a distance of 40.70 feet to a set 5/8" rebar capped "Clinkscapes"; thence run S 31° 56' 26" W for a distance of 54.85 feet to the point of beginning. Said parcel being 1.00 acre, more or less.

INGRESS & EGRESS EASEMENT ROSA DRIVE – A PRIVATE DRIVE

A 30 foot ingress and egress easement along Rosa Drive, being more particularly described as follows:

Commence at the NE corner of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama; thence run S 00° 09' 52" E for a distance of 41.36 feet to a found 1/2" rebar capped "SWH" on the southerly right of way margin of Cotton Gin Road (aka Shelby County Highway No. 434); thence run along said right of way for the following calls: thence run N 85° 04' 58" W for a distance of 105.32 feet to a set of 5/8" rebar capped "Clinkscapes"; thence run N 82° 23' 15" W for a distance of 57.88 feet to a set 5/8" rebar capped "Clinkscapes"; thence run N 79° 25' 37" W for a distance of 59.88 feet to a set 5/8" rebar capped "Clinkscapes"; thence run N 75° 57' 14" W for a distance of 11.87 feet to a set 5/8" rebar capped "Clinkscapes," said point being the point of beginning of a 30 foot ingress and egress easement along Rosa Drive (a private drive), lying 15 feet on either side of the following described centerline; thence run along said centerline S 02° 35' 54" W for a distance of 98.88 feet to a set 5/8" rebar capped "Clinkscapes," said point being the point of curvature for a curve to the left, having a radius of 49.36 feet, a delta angle of 93° 47' 33", a chord distance of 72.08 feet, and a chord bearing S 44° 17' 53" E; thence run along the arc of said curve and centerline for a distance of 80.81 feet to the point of termination of said easement.

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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors,



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administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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.

The property is the homestead of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of February, 2025.

GRANTOR:

KA Agent
Kimberly Ann Wyatt

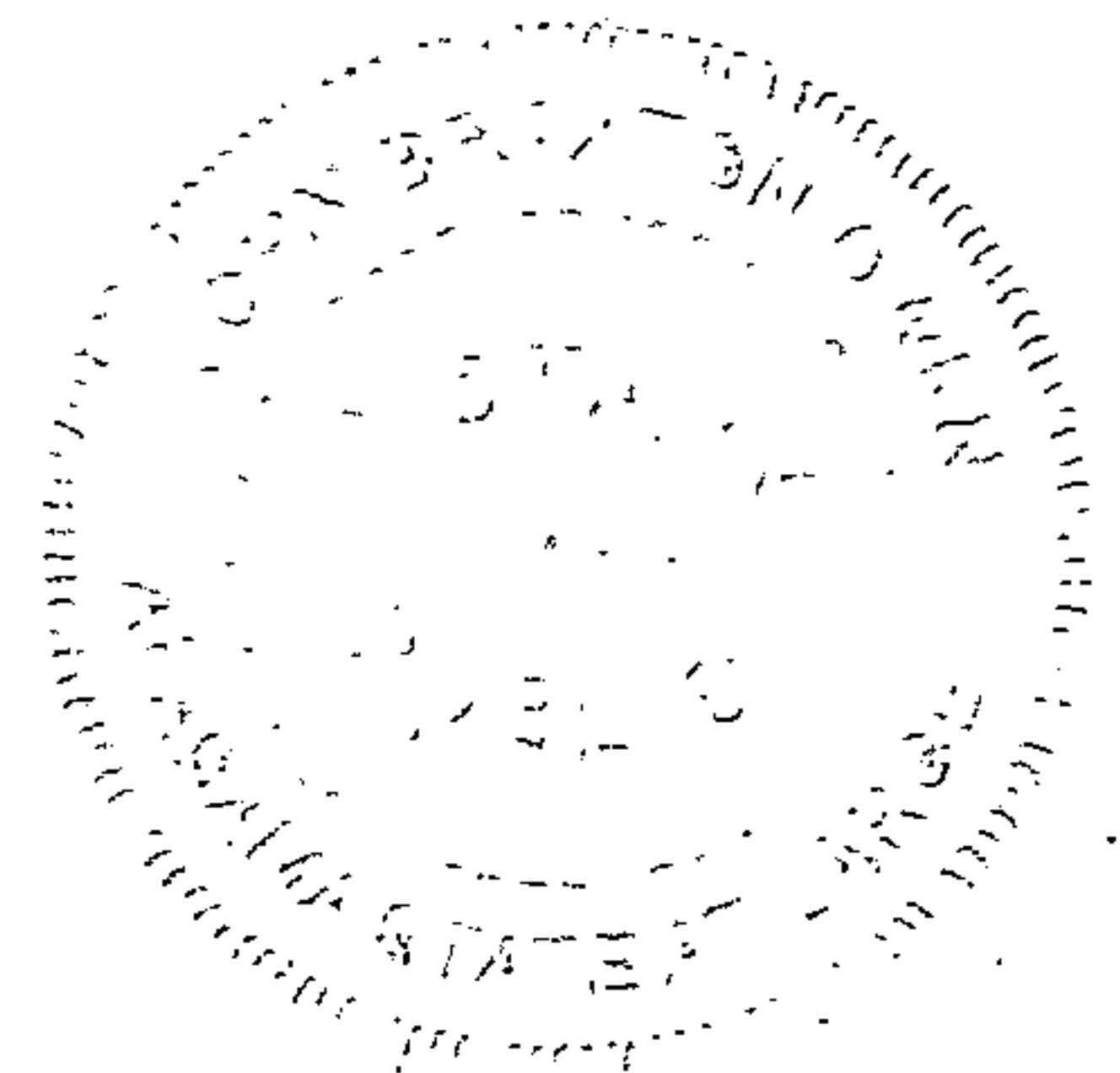
STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Ann Wyatt, an unmarried woman**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of February, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10-3-2028



Real Estate Sales Validation Form

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

Grantor's Name Kimberly Ann Wyatt
Mailing Address 24 Rosa Dr
Harpersville, AL 35078

Grantee's Name Kayedee Garner, Trustee
Mailing Address 859 CR - 36
Sylacauga, AL 35150

Property Address 24 Rosa Dr
Harpersville, AL 35078

Date of Sale 2/10/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 64,300.00



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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 2/24/2025

Print Jack T. Carney

Unattested _____

Sign Jack T. Carney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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**CERTIFICATION OF TRUST OF THE KIMBERLY ANN WYATT SPECIAL NEEDS
TRUST, DATED THE 10TH DAY OF FEBRUARY, 2025**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated February 10, 2025.
2. The Grantor of the trust is Kimberly Ann Wyatt.
3. The Trust is irrevocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. Tax identification number for trust: Grantor's social security number.
6. The current Trustee is:

Kayedee Garner
859 CR-36
Sylacauga, AL 35150
7. Item VI of said Trust Agreement gives the Trustee the power to manage the assets of said Trust, including investing the assets of said Trust in diverse assets.
8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.
9. Title to trust property may be listed as: "Kayedee Garner, as Trustee of the Kimberly Ann Wyatt Special Needs Trust."
10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.
11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 10th day of February, 2025 and hereby affirm it constitutes a valid and accurate certification of such document.



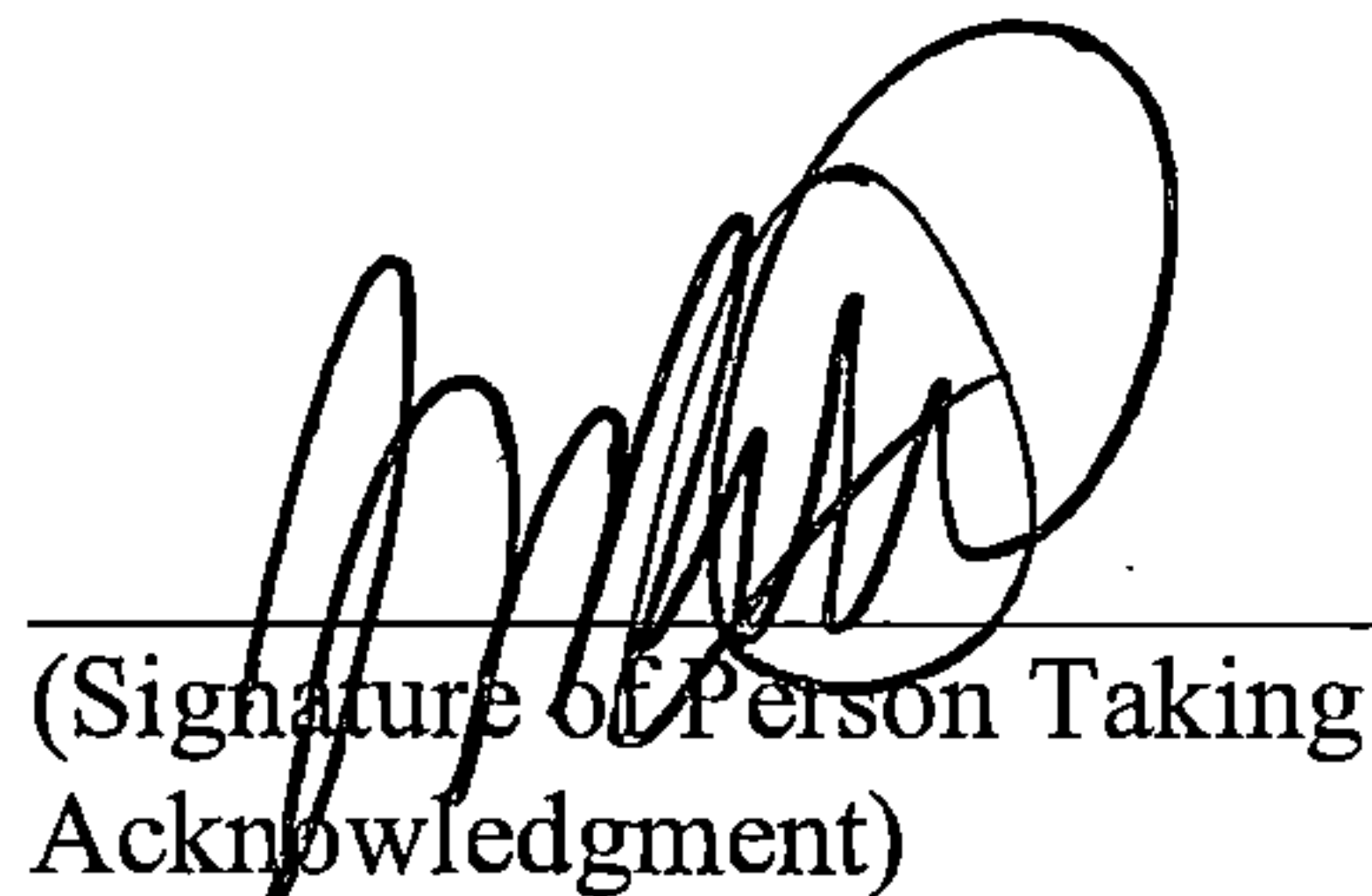
KAYE DEE GARNER, as Trustee

STATE OF ALABAMA

COUNTY OF St. Clair

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **KAYE DEE GARNER**, as Trustee, party hereto and was executed and acknowledged by her to be her free act and voluntary deed.

Given under my hand and official seal this the 10 day of February, 2025.



(Signature of Person Taking
Acknowledgment)

My commission expires: 10-3-2028

