

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Shelby County Properties, LLC &
814 Tara Dr.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **SIXTY NINE THOUSAND AND 00/100 DOLLARS (69,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Helen H. Haskew, Conservator of the Estate of John Richard Haskew, an incapacitated person in need of protection, Shelby County Probate Case No. R-2024-00428

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Shelby County Properties, LLC

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Parcel

Begin at the Southwest corner of Section 36, Township 20 South, Range 2 West and run Northerly along the West side of the said Section 2747.64 feet to the Northwest corner of the NW 1/4 of the SW 1/4 of the said Section 36; thence turn an angle of 90 deg. 00 min to the right and run Easterly for 150.00 feet; thence turn an angle of 88 deg. 58 min 16 sec. to the right and run Southerly for 1546.54 feet to the point of beginning; thence continue along the same line running Southerly for 285.00 feet to a point on the right of way of a County Road; thence Northeasterly along the right of way of said road 310 feet to a point 222.25 feet Southeast of the point of beginning; thence 222.25 feet Northwesterly to the point of beginning; being situated in Shelby County, Alabama.

Parcel

All of the following described property lying in the NW1/4 of SW 1/4, Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, further described as follows:

Commence at Iron Marker located in Southwest corner of SW 1/4 of Section 36, Township 20 South, Range 2 West; run North along Section line for a distance of 1220 feet to the point of beginning; thence continue North along said Section line for a distance of 300 feet; thence turn right and run East for a distance of 95 feet; thence turn South and run for a distance of 300 feet; thence turn West and run for a distance of 95 feet to the point of beginning.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 26th day of February, 2025.

**Helen H. Haskew, Conservator of the Estate of
John Richard Haskew, an incapacitated person in need of
protection, Shelby County Probate Case No. R-2024-00428**



Helen H. Haskew, Conservator

STATE OF ALABAMA)

COUNTY OF SHELBY)

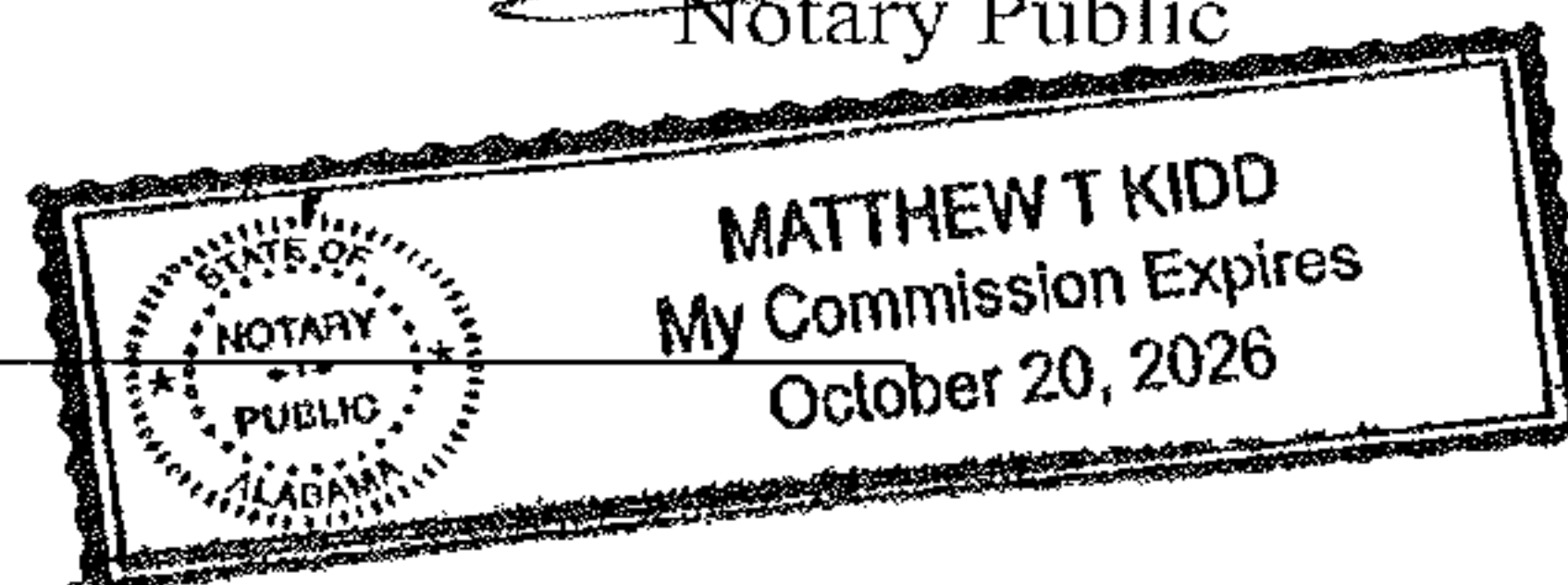
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Helen H. Haskew, Conservator of the Estate of John Richard Haskew, an incapacitated person in need of protection, Shelby County Probate Case No. R-2024-00428**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Conservator and with full authority, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal this 26th day of February, 2025.



Notary Public

My Commission Expires: _____





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2025 03:33:50 PM
 \$97.00 PAYGE
 20250227000058530

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Helen H. Haskew, Conservator of Estate of
John Richard Haskew, an incapacitated person in need of
protection, Shelby County Probate Case No. PR-2024-00428

Grantee's Name Shelby County Properties, LLC
 Mailing Address 10 Bounds Landing Road
Columbiana, AL 35051

Mailing Address 225 Lake Forest Way
Maylene, AL 35114

Property Address 10 Bounds Landing Road
Columbiana, AL 35051

Date of Sale 2/26/25
 Total Purchase Price \$69,000.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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: 2/26/25

☒ Unattested

 (verified by)

Print: Shannon Anderson

Sign Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1