

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

} *Send Tax Notice to:*
}
}
}
} Beverly King
} PO Box 403, Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS;



20250421000116900 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
04/21/2025 08:34:13 AM FILED/CERT

That for and in consideration of **\$100.000** (*One Hundred and 00/100 Dollars*), **BEVERLY KING**, the widow of Paul King, Jr., (*who passed on 10/26/2020*) hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto her son Patrick Dale King (a single man), her son Paul King III (a married man), her daughter LaSonia Ann Seay (a married woman) and her daughter Twalia King (a married woman) herein referred to as **GRANTEES**,

All right, title and interest in the following described real estate situated in Shelby County, Alabama, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 16, 910.0' TO A POINT ON THE NORTH LINE OF FIFTH AVENUE AS DEDICATED BY "DUNSTAN'S MAP OF CALERA, ALABAMA" THENCE 89 DEG. 42' LEFT AND WESTERLY ALONG THE DEDICATED NORTH LINE OF FIFTH AVENUE 375.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 100.0' TO A POINT, THENCE 89 DEG. 42' RIGHT AND NORTHERLY 182.0' TO A POINT, THENCE 90 DEG. 18' RIGHT AND EASTERLY 100.0' TO A POINT, THENCE 89 DEG. 42' RIGHT AND SOUTHERLY 182.0' TO THE POINT OF BEGINNING, SAID JUST DESCRIBED PROPERTY BEING A PART OF BLOCK 148 OF DUNSTAN'S MAP (SURVEY) OF CALERA, ALABAMA, CONTAINING 18,200 SQUARE FEET (0.418 ACRE) AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

NOTE: The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by GRANTOR. The legal description of this property is intended to be consistent with the legal description included in instrument 19790514000058040 and recorded with the Shelby County Judge of Probate on 05/14/1979.

TO HAVE AND TO HOLD, to said GRANTEES as **TENANTS IN COMMON**, reserving for herself a Life Estate in the described property.

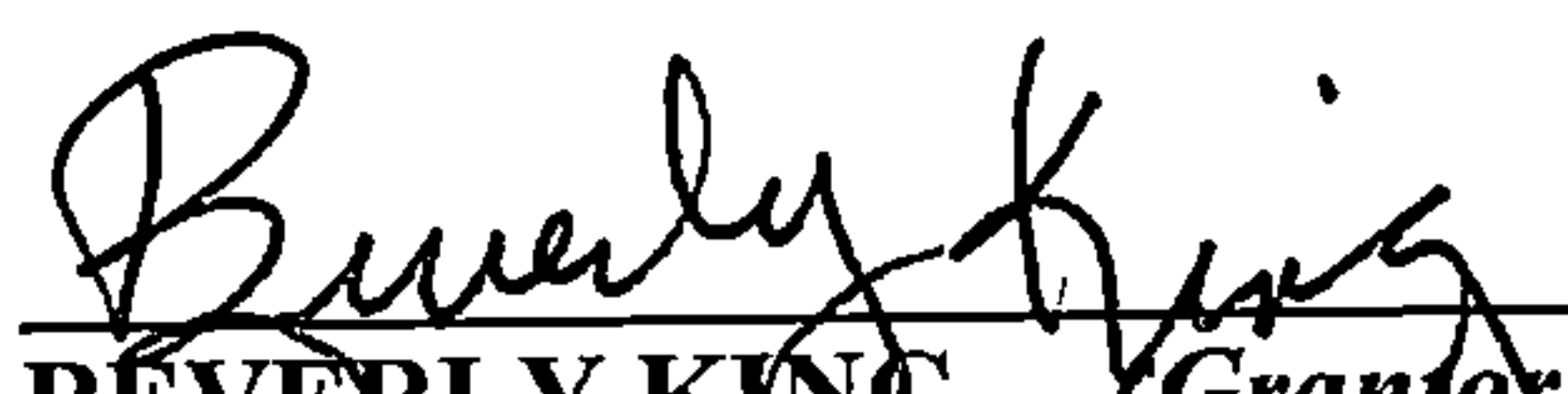
Shelby County, AL 04/21/2025
State of Alabama
Deed Tax: \$37.00



20250421000116900 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
04/21/2025 08:34:13 AM FILED/CERT

IN WITNESS WHEREOF,

I, **BEVERLY KING**, acting as sole surviving owner of the aforementioned and described property, being the surviving spouse of Paul King, Jr., (*who passed on 10/26/2020*), have hereunto set my hand and seal as **GRANTOR**. In so doing, I further aver and confirm that I have all rights, authority and capacity necessary to execute this instrument and hereby complete this transaction in my capacity. As such, I confirm that this transfer is done voluntarily, fully, and without reservation to the aforementioned **GRANTEES**.



BEVERLY KING (*Grantor*)

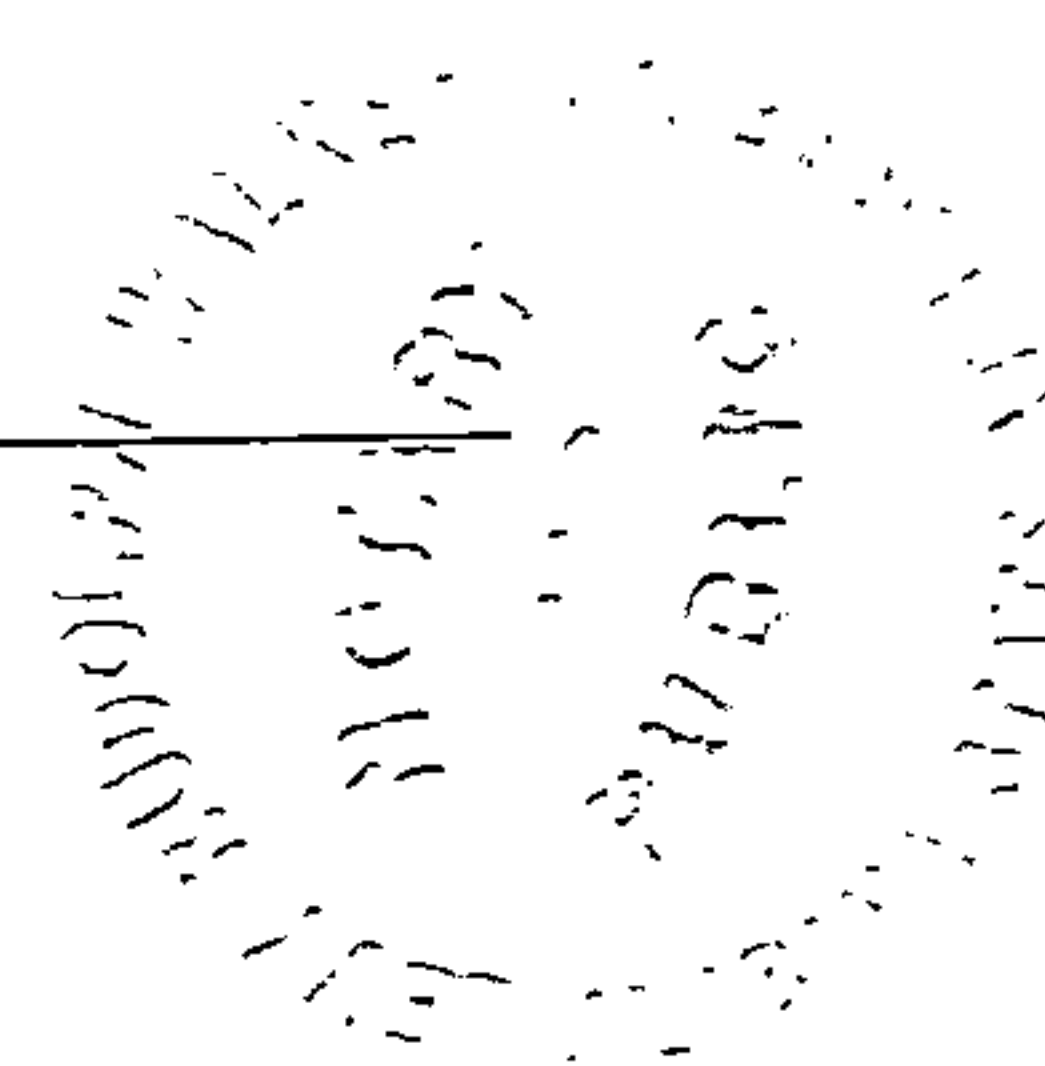
4-10-25
DATE

STATE OF ALABAMA }
 }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BEVERLY KING**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 10th day of Apr. 1, 20 25 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:



NOTARY PUBLIC
My Commission Expires: 11.21.2026



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Beverly King
P.O. BOX 403
Calera Ala 35040

Grantee's Name
Mailing Address

T. Walia King
580 6th Ave.
Calera AL 35040

Property Address

580 6th AVE
Calera AL 35040

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$



20250421000116900 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
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173,310

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 1/2 36,655

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 4-21-2025

Print

BEVERLY KING

Unattested

Sign

Beverly King
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1