



20250605000173210 1/3 \$190.50
Shelby Cnty Judge of Probate, AL
06/05/2025 02:12:46 PM FILED/CERT

THIS INSTRUMENT PREPARED BY: BRIAN KILGORE, WALLCE ELLIS, ALABAMA; 113 NORTH MAIN STREET, COLUMBIANA, ALABAMA; TELEPHONE NUMBER (205) 669-6783.

STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF SHELBY)

No title opinion requested nor provided

KNOW ALL MEN BY THESE PRESENTS: That **CLARK GABLE KELLEY** (Hereinafter referred to as "Grantor"), a married man, and in consideration of the sum of Ten Dollars (\$10.00) does hereby grant, bargain, sell, and hereby convey unto **TERRY KELLEY, YUMATO KELLEY, MARCUS KELLEY, and ERICA KELLEY** (Hereinafter referred to as "Grantees"), all of the Grantor's interest in and to the following described property situated in Shelby County, Alabama, to-wit:

BEGIN AT THE SE CORNER OF SECTION 36, TWP 18 SOUTH, RANGE 2 E, THENCE RUN N 90-00'00" WEST FOR 133.00'; THENCE RUN N 16-28'53" E FOR 82.72'; THENCE RUN N83-07'32" W FOR 185.15'; THENCE RUN N0-56'00" W FOR 193.50' THEND RUN N 90-00'00" E FOR 295.00' THENCE RUN S 0-56'00" W FOR 295.00' TO THE POINT OF BEGINNING, SUBJECT TO ANY RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD.

Description of the above Property was supplied by parties. No verification of title or compliance with governmental requirements have been made by preparer of deed. This property constitutes no part of the homestead of Grantor or his spouse.



20250605000173210 2/3 \$190.50
Shelby Cnty Judge of Probate, AL
06/05/2025 02:12:46 PM FILED/CERT

TO HAVE AND TO HOLD the same unto Grantees, and unto its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

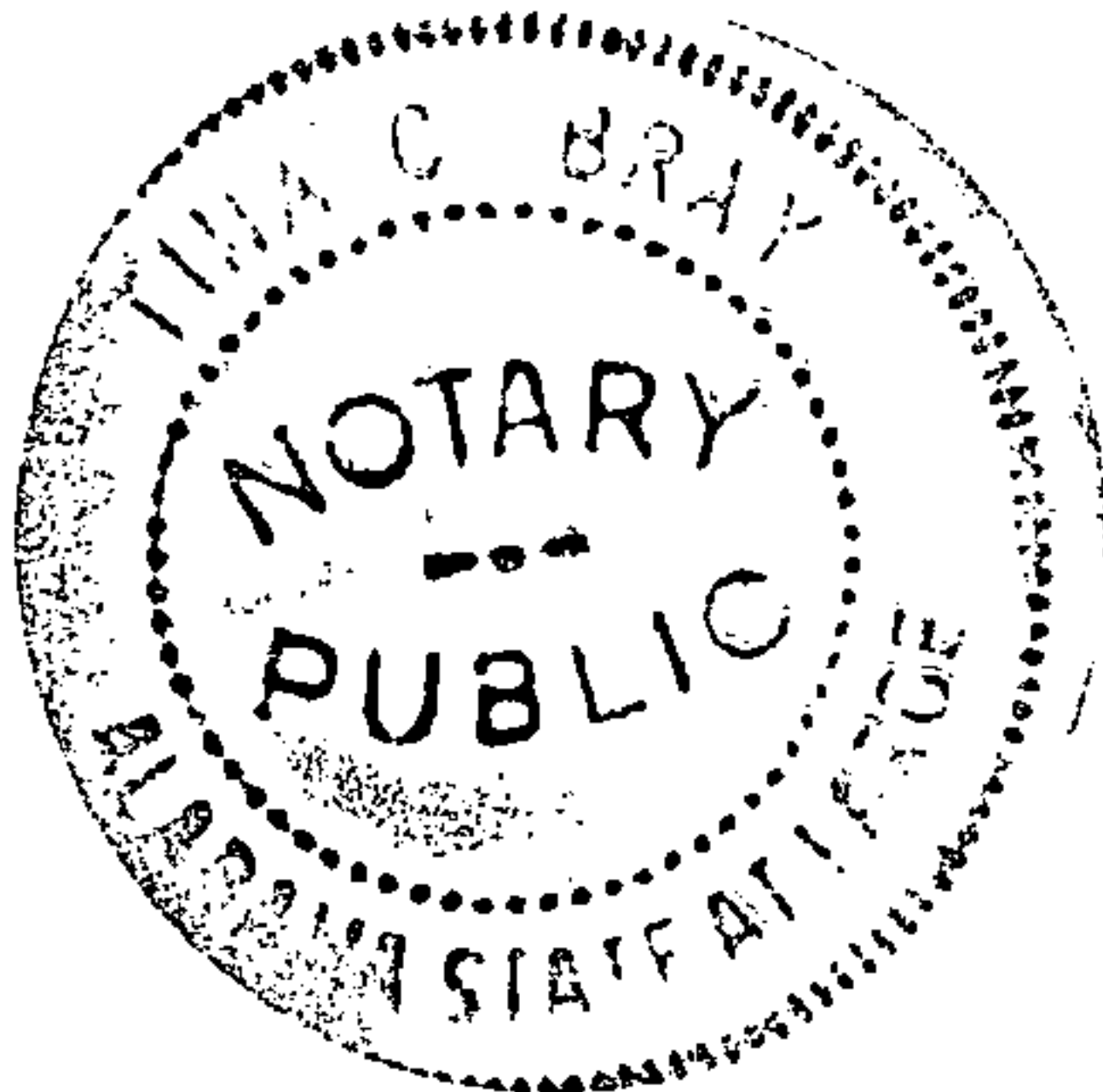
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal on this the 21st day of April 2025.

By: *Clark Gable Kelley*
CLARK GABLE KELLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CLARK GABLE KELLEY**, whose name is signed to the foregoing conveyance and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily as an act on the day the same bears date.

Given under my hand and official seal this the 21st day of April 2025.



Tina C. Bray
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Clark Kelley
Mailing Address P O Box 145
Vincent, AL 35178

Grantee's Name Terry Kelley, Ymato Kelley
Mailing Address Marcus Kelley & Erica Kelley
P O Box 297
Vincent, AL 35178

Property Address 225 Pine Drive
Vincent, AL 35178

Date of Sale 4/21/25
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 160,070.00

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 Property Tax Commissioner Office
☐ 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 4-21-25

Print Brian Kilgore

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20250605000173210 3/3 \$190.50
Shelby Cnty Judge of Probate, AL
06/05/2025 02:12:46 PM FILED/CERT

Form RT-1