


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Crystal Wydemon Kemp
725 Kanasita Dr,
Pell City, AL 35128

WARRANTY DEED


20250702000201100 1/3 \$185.50
Shelby Cnty Judge of Probate, AL
07/02/2025 11:40:26 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$157,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dexter Dale Wydemon, a single man and Crystal Wydemon Kemp, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Crystal Wydemon Kemp (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of Crystal Wydemon Kemp.

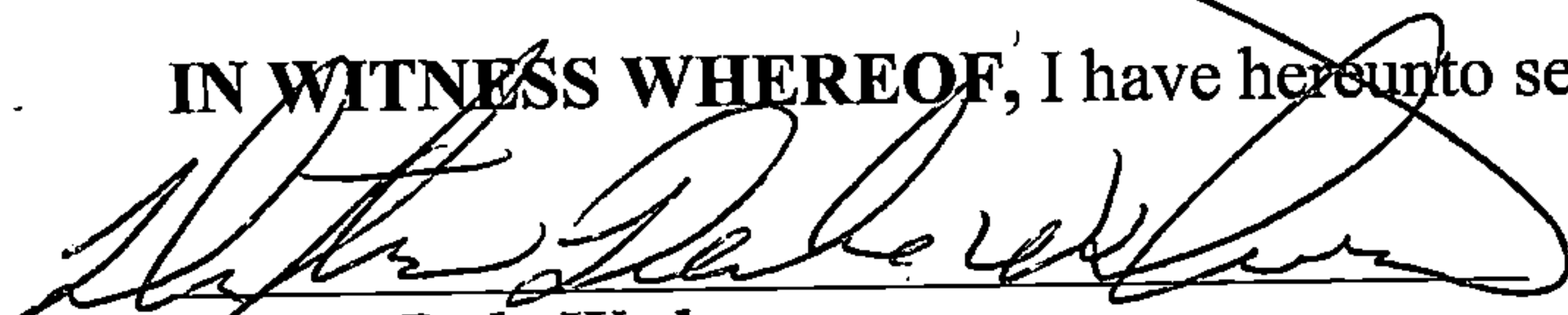
Grantors herein are all the heirs at law of Terri Jo Wydemon, grantee in Instrument No. 20031222000820910 and Instrument No.2003122000820900. Terri Jo Wydemon died intestate October 23, 2023.

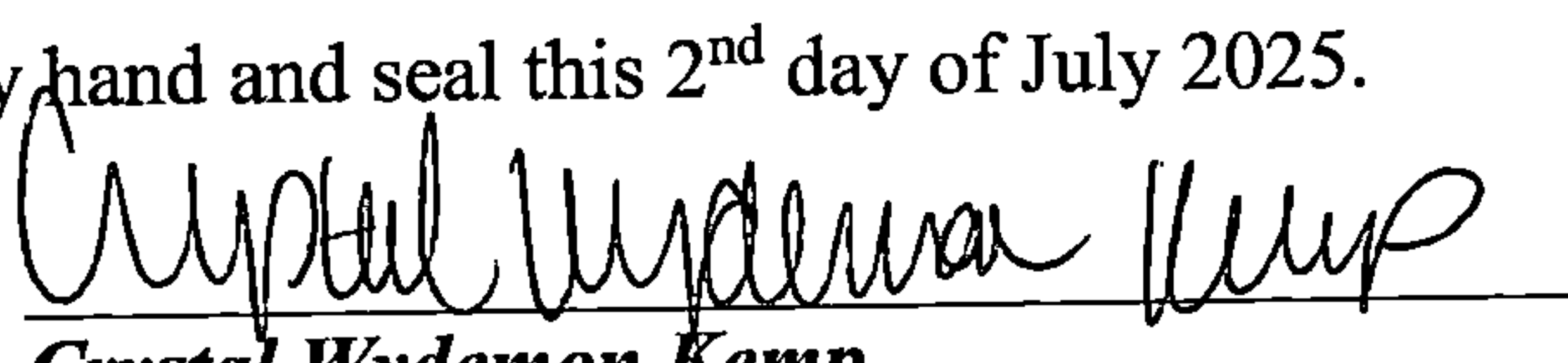
Grantor Dexter Dale Wydemon reserves a life estate in and to the property described herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July 2025.

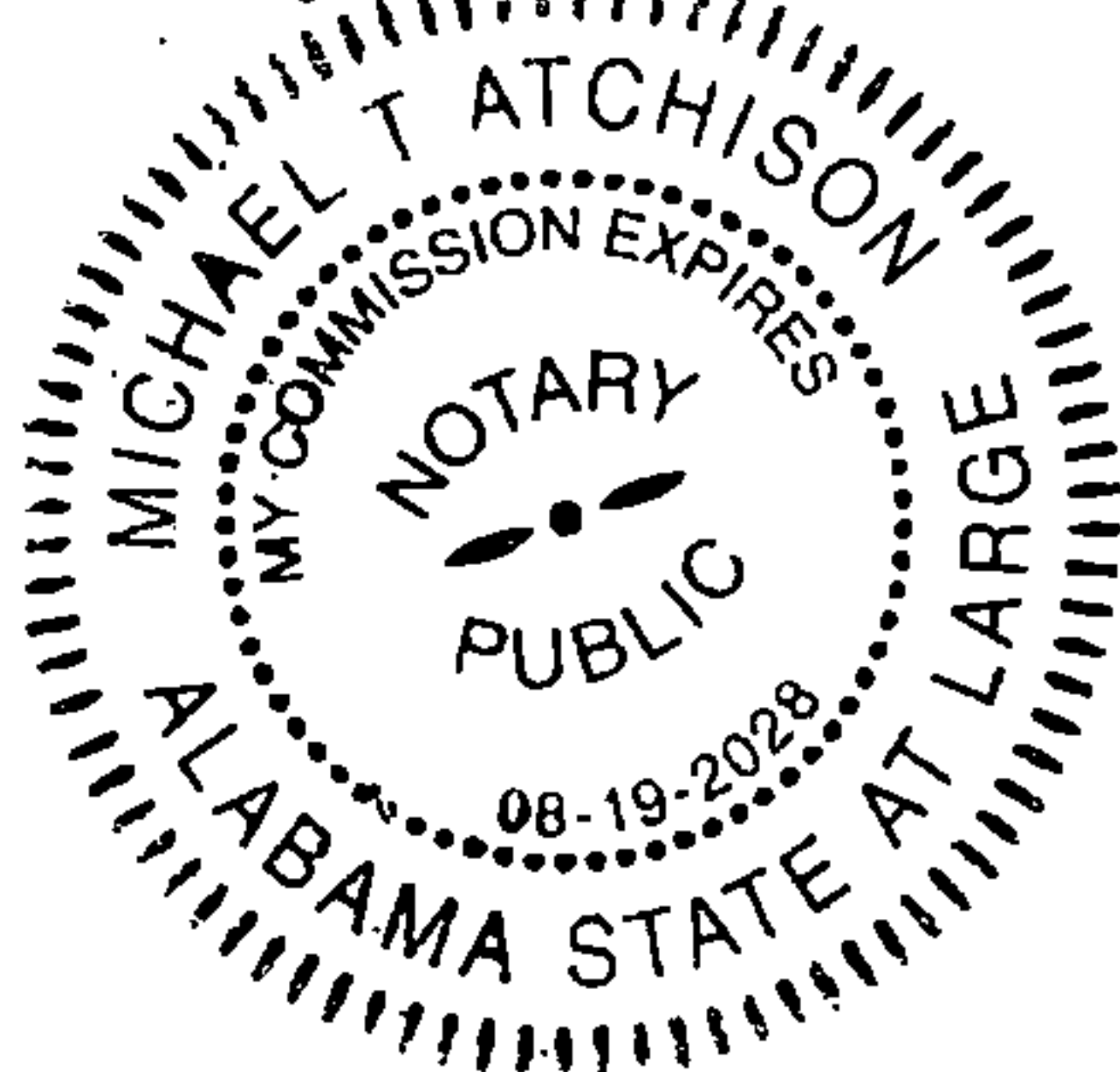

Dexter Dale Wydemon

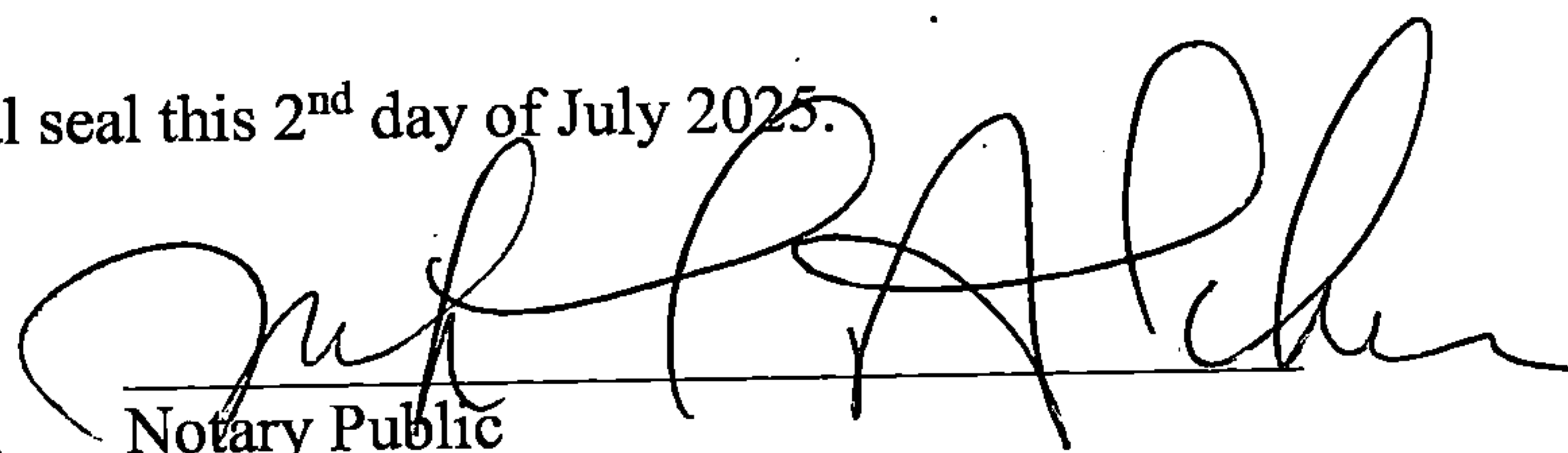

Crystal Wydemon Kemp

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dexter Dale Wydemon and Crystal Wydemon Kemp**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July 2025.




Notary Public
My Commission Expires: 08/19/2028

Shelby County, AL 07/02/2025
State of Alabama
Deed Tax: \$157.50

Exhibit "A"- Legal Description

20250702000201100 2/3 \$185.50
Shelby Cnty Judge of Probate, AL
07/02/2025 11:40:26 AM FILED/CERT

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 18, RANGE 2 EAST, GO WEST A DISTANCE OF 165 FEET TO THE STARTING POINT: THENCE WEST 250 FEET; THENCE SOUTH 165 FEET; THENCE EAST 250 FEET; THENCE NORTH 165 FEET TO THE STARTING POINT. BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 18, RANGE 2, EAST. ACCORDING TO THAT CERTAIN DEED RECORDED IN BOOK 333 PAGE 761 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

ALSO

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 555.52 FEET TO A STEEL REBAR PIN AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 344.94 FEET TO A STEEL REBAR PIN; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 45 MIN. 31 SEC. TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 156.14 FEET TO A STEEL REBAR PIN IN THE CENTERLINE OF ROBINWOOD DRIVE, A PRESCRIPTIVE RIGHT OF WAY ROAD; THENCE TURN A DEFLECTION ANGLE OF 95 DEG. 55 MIN. 22 SEC. TO THE RIGHT AND RUN WESTERLY ALONG CENTERLINE OF SAID ROBINWOOD DRIVE A DISTANCE OF 59.62 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 07 DEG. 57 MIN. 55 SEC. TO THE RIGHT AND RUN WEST-NORTHWESTERLY ALONG CENTERLINE OF SAID ROAD A DISTANCE OF 71.75 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 02 DEG. 34 MIN. 11 SEC. TO THE RIGHT AND CONTINUE ALONG CENTERLINE OF SAID ROAD A DISTANCE OF 140.85 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 07 DEG. 50 MIN. 08 SEC. TO THE LEFT AND RUN WEST-NORTHWESTERLY ALONG SAID CENTERLINE OF SAID ROAD A DISTANCE OF 55.33 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 46 DEG. 00 MIN. 01 SEC. TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 32.94 FEET TO A STEEL PIN CORNER ON THE SOUTH EDGE OF CHERT SURFACED ROADWAY; THENCE TURN A DEFLECTION ANGLE OF 127 DEG. 22 MIN. 44 SEC. TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF JOSEPH E. CONN, RLS #9049, DATED JULY 14, 1998, AND DEED INSTRUMENT #1998-28992 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Dexter Dale Wydemon
Mailing Address Crystal Wydemon Kemp
70 Robinwood Dr
Stevett, AL 35147

Grantee's Name Crystal Wydemon Kemp
Mailing Address 725 Kanasita Dr
Pell City, AL 35128

Property Address 70 Robinwood Dr
Stevett AL 35147

Date of Sale 2 July 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

Assessor's Market Value \$ 157,500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 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 July 2025

Print Dexter Dale Wydemon
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)