

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Rhonda Lutz
199 Highway 416
Wilsonville, Alabama 35186

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTORS JUDY C. KELLUM, an unmarried woman, and ANNE KELLUM LUGAR, a married woman, and CLYDE STERLING KELLUM, IV, an unmarried man**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **RHONDA LUTZ**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at the Southwest corner of Lot No. 25 of Watler's Cove, First Sector, as recorded in Map Book 5, Page 22, in the Probate Office of the Judge of Probate of Shelby County, Alabama; thence South 73 deg. 10 min. West (MB) along the North right of way line of Walter's Drive for a distance of 226.00 feet to the point of beginning of the waterfront Lot herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said North right of way line of Walter's Drive for a distance of 118.00 feet to a point; thence turn an angle of 93 deg. 01 min. to the right and proceed for a distance of 190.26 feet to a point; thence turn an angle of 86 deg. 59 min. to the right and proceed for a distance of 110.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 190.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 22.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 18, 2025.


GRANTOR:

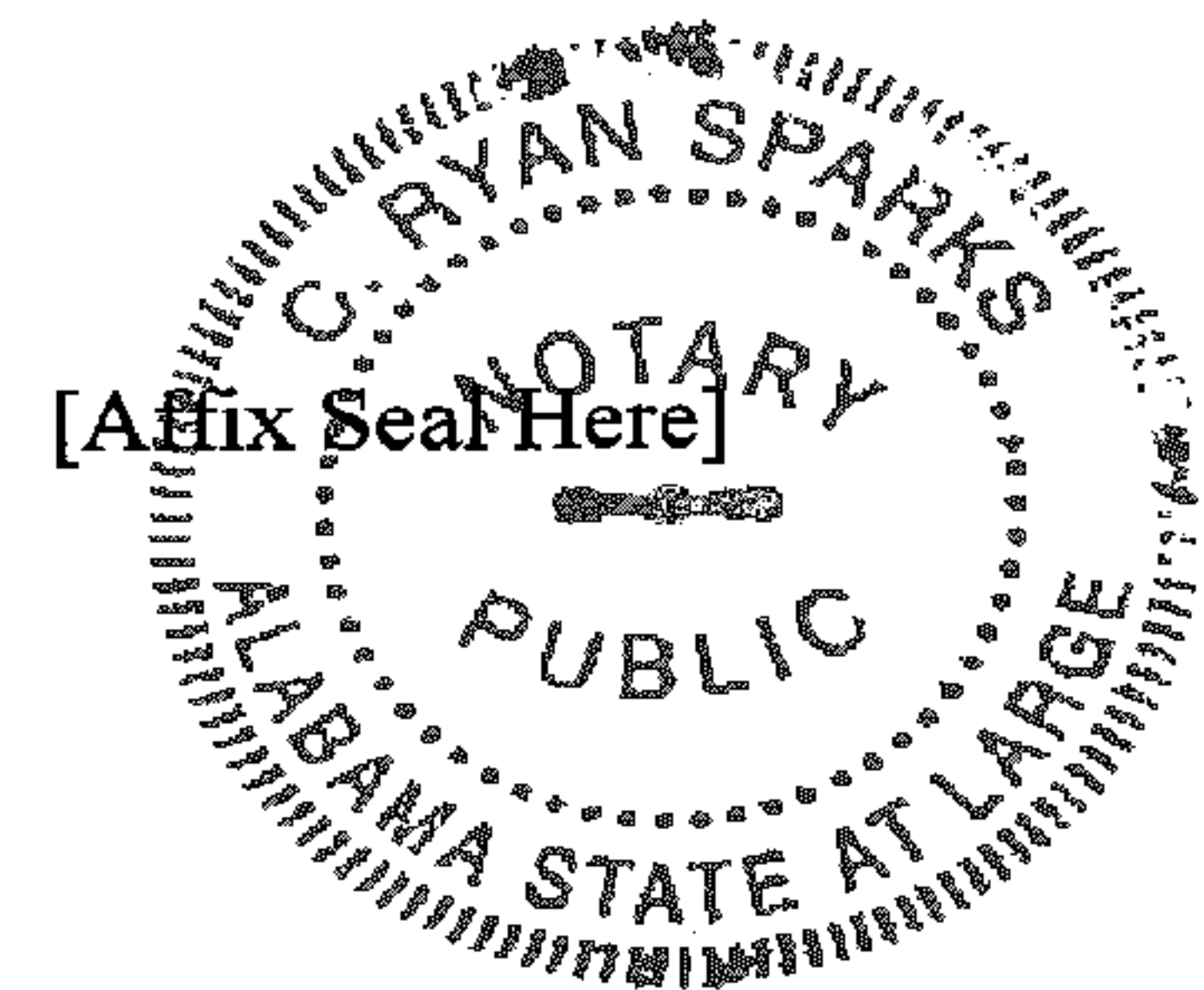

Judy C. Kellum

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Judy C. Kellum, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Judy C. Kellum executed the same voluntarily with full authority, on the day the same bears date.

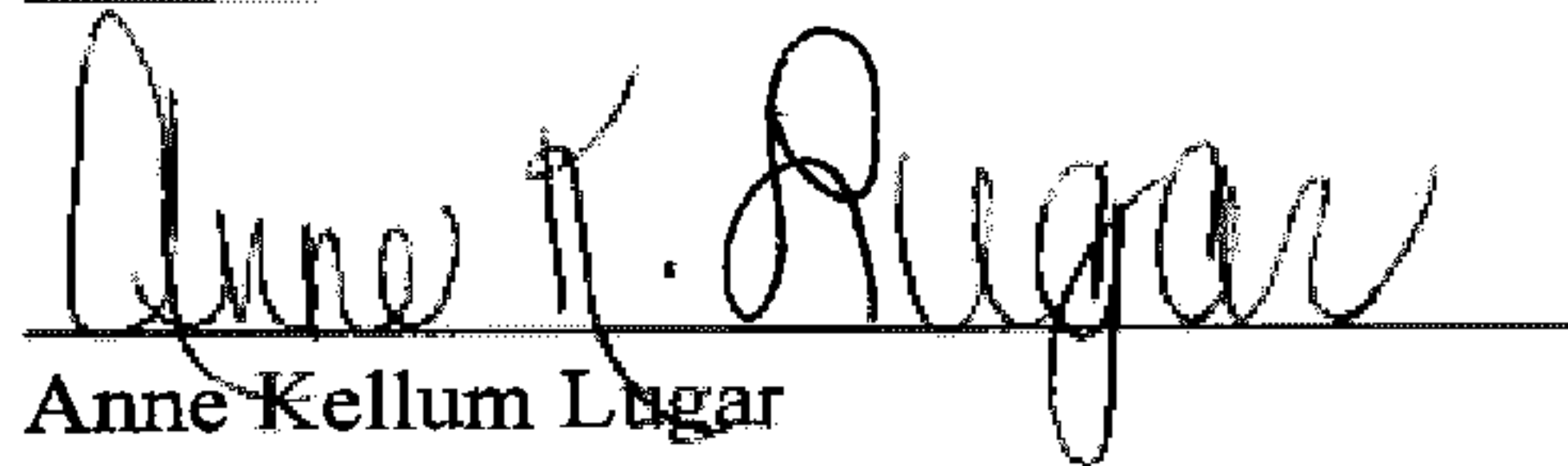
IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 18, 2025.


C. Ryan Sparks, Notary Public
My Commission Expires: 12/18/27



IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 17, 2025.

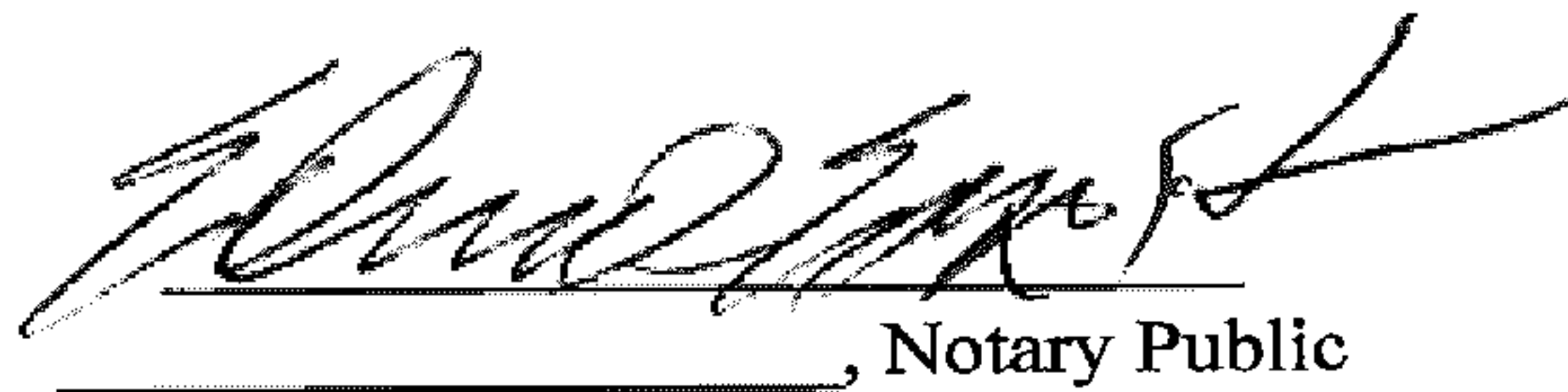
GRANTOR:


Anne Kellum Lugar

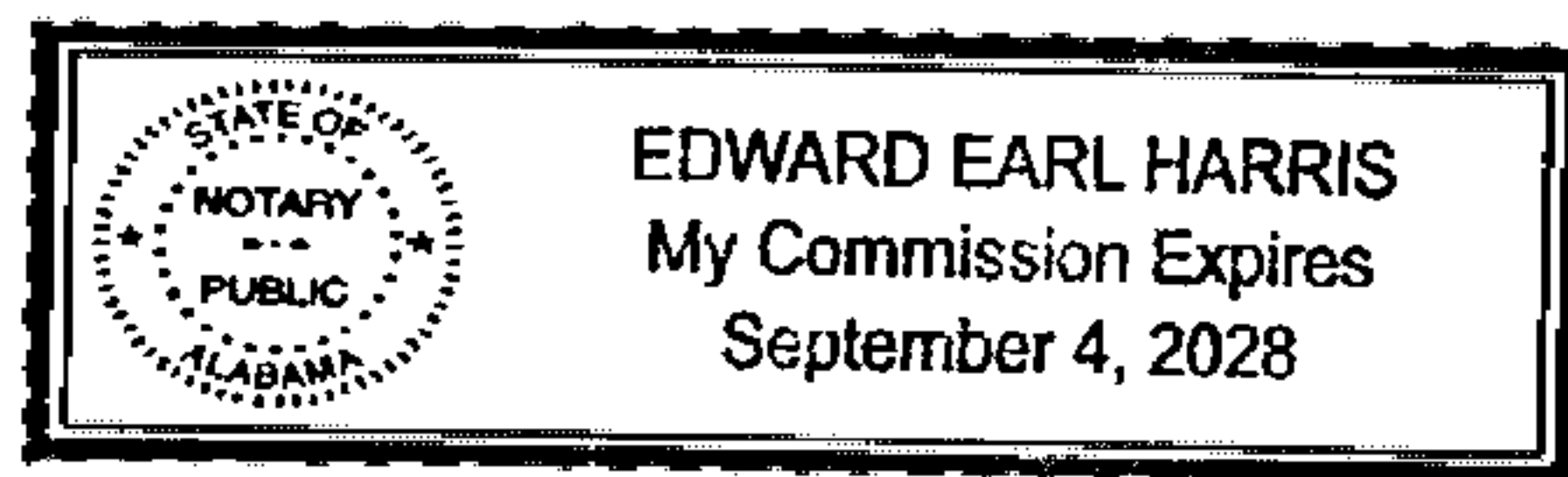
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Anne Kellum Lugar, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Anne Kellum Lugar executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 17, 2025.

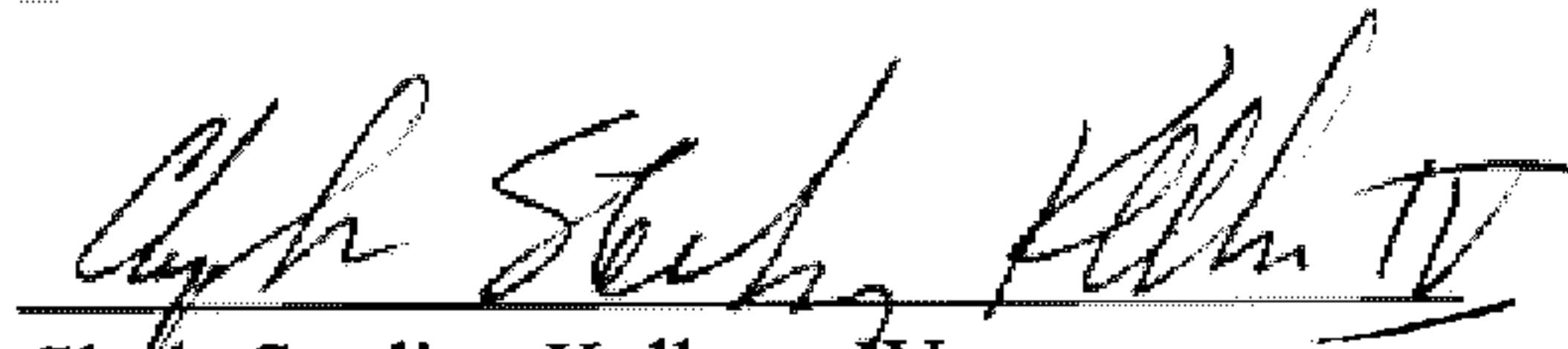

_____, Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 17, 2025.

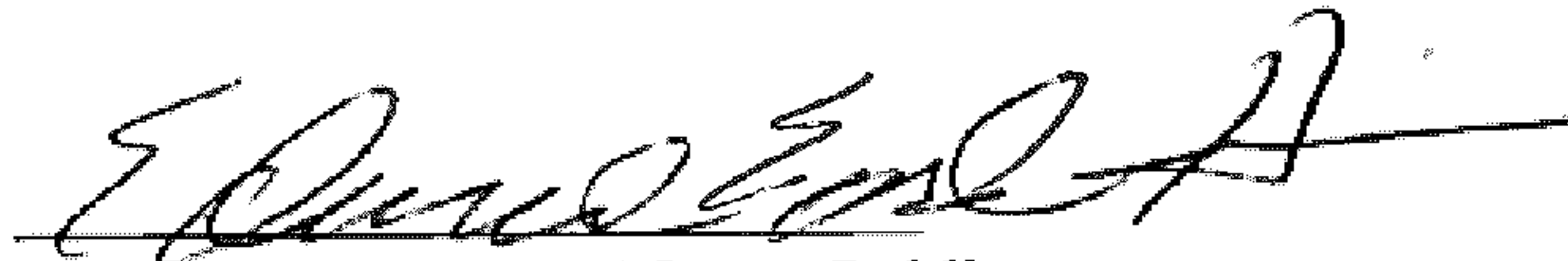
GRANTOR:


Clyde Sterling Kellum, IV

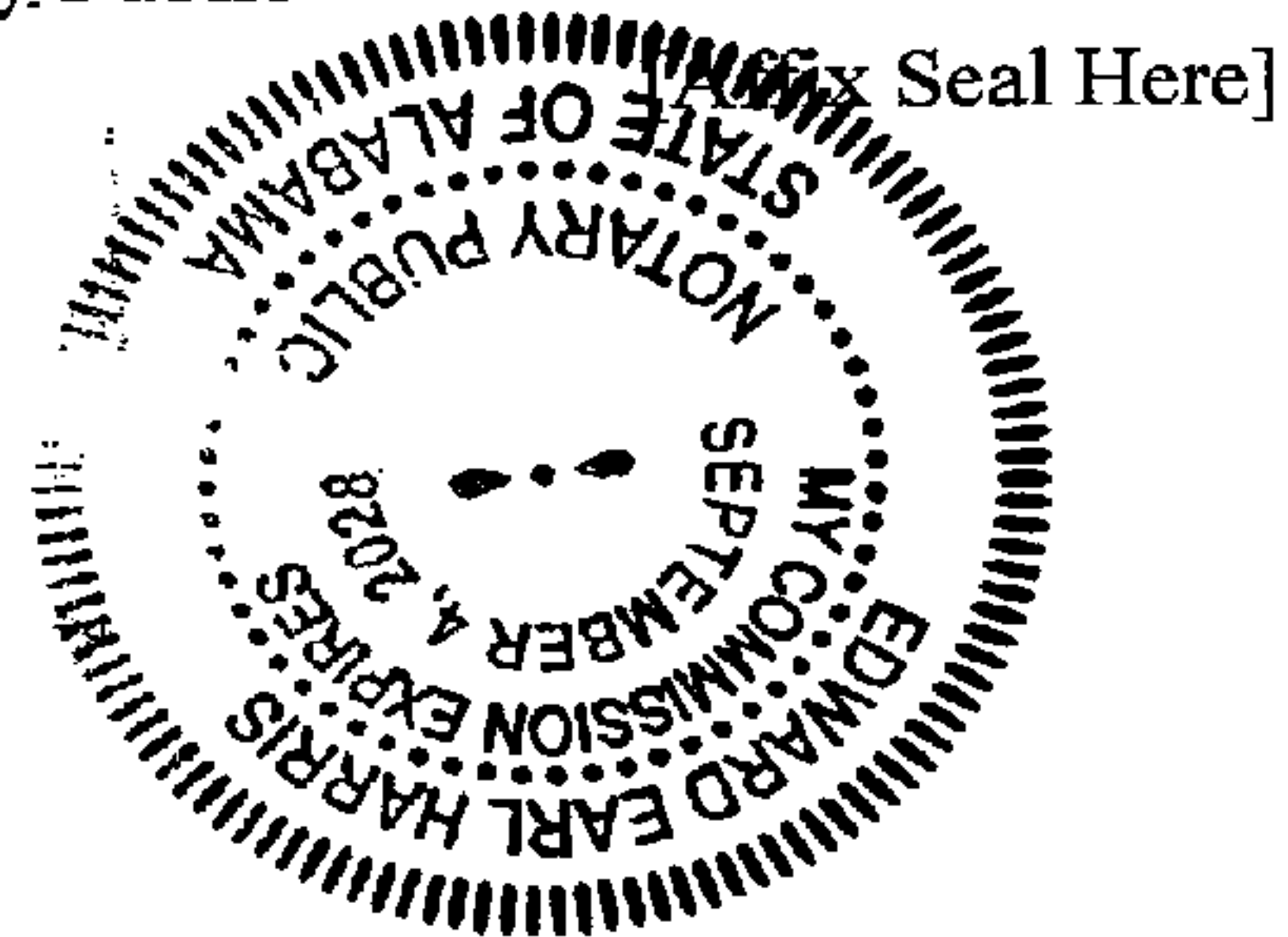
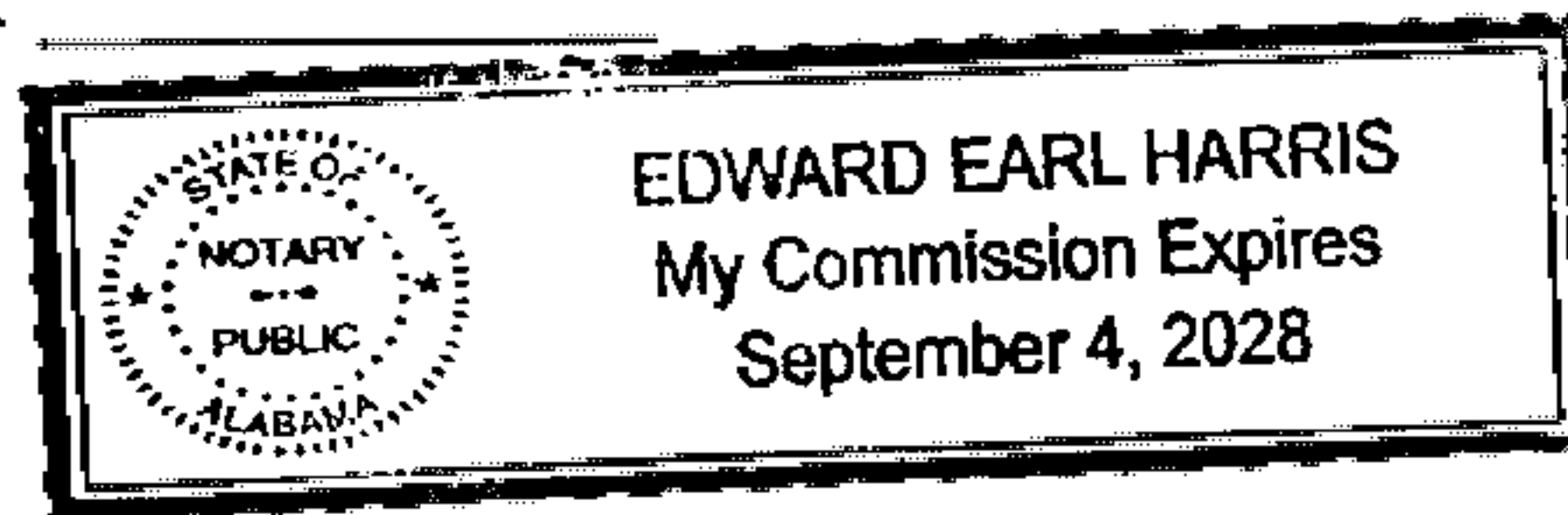
STATE OF ALABAMA
COUNTY OF Montgomery

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Clyde Sterling Kellum, IV, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Clyde Sterling Kellum IV executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 17, 2025.


_____, Notary Public

My Commission Expires: _____





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/21/2025 08:32:05 AM
 \$135.00 KELSEY
 20250721000219570

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 Judy C. Kellum
 Mailing Address Anne Kellum Lugar
Clyde Sterling Kellum IV
199 Hwy 416, Wilsonville, AL 35186

Grantee's Name Rhonda Lutz
 Mailing Address _____
199 Hwy 416
Wilsonville, AL 35186

Property Address 199 Highway 416
Wilsonville, AL 35186

Date of Sale 7/18/25
 Total Purchase Price \$ 100,000.00
 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 7/16/25

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1