

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

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051



20250820000256830 1/3 \$53.50  
Shelby Cnty Judge of Probate, AL  
08/20/2025 04:20:23 PM FILED/CERT

Send Tax Notice to:

Jason ~~Brian~~ Kelley  
620 Forest Lakes Dr  
Sterrett AL 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/00 DOLLARS (\$25,250.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brian Kelley, a Single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brian Kelley and Jason Kelly, as joint tenants with right of survivorship** (herein referred to as **Grantees**), 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, 2023.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Instrument No. 20180315000084000. The other grantee, Eric Kelley is deceased, having died December 14, 2020.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 5<sup>th</sup> day of August 2025.

\_\_\_\_\_  
Brian Kelley

STATE OF Texas)  
COUNTY OF Dallas)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Brian Kelley**, 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 5<sup>th</sup> day of August 2025.

Shelby County, AL 08/20/2025  
State of Alabama  
Deed Tax: \$25.50

\_\_\_\_\_  
Notary Public  
My Commission Expires:

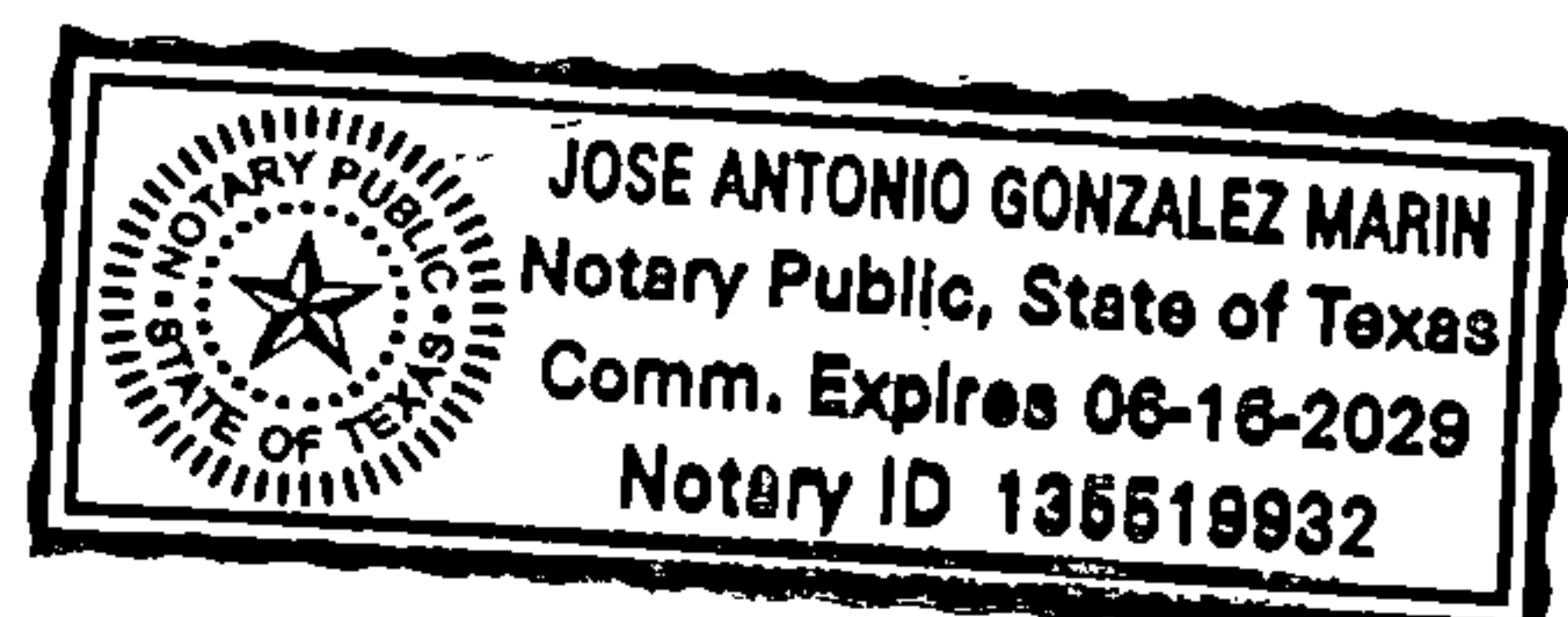




Exhibit "A" – Legal Description

Commence at the Northwest corner of the W 1/2 of the SW 1/4 Section 27, Township 19 South, Range 2 East; thence run East along the North line of said SW 1/4 a distance 500.00 feet to the point of beginning; thence turn an angle of 90 degrees 10 minutes to the right and run a distance of 2064.14 feet to a point on the North Right of way line of Shelby County Highway No. 62; thence turn an angle of 66 degrees 07 minutes to the left and run along said Highway Right of way a distance of 156.18 feet; thence turn an angle of 66 degrees 07 minutes to the left and run a distance of 378.03 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 1619.18 feet to a point on the North line of the SW 1/4 of Section 27; thence turn an angle of 90 degrees 10 minutes to the left and run West along said North line a distance of 252.81 feet to the point of beginning. Situated in the W 1/2 of the SW 1/4, Section 27, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.



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# Real Estate Sales Validation Form

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

Grantor's Name Brian Kelley  
Mailing Address 9600 Royal Ln  
Dallas TX  
75243

Grantee's Name Jason Kelley  
Mailing Address 620 Forest Lakes Dr  
Sterrett AL 35147

Property Address \_\_\_\_\_  
Vacant

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 25,250.00

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 whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

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 \_\_\_\_\_

Unattested

(verified by)

Print Jason Kelley

Sign Jason Kelley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

