


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


20250820000256850 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
08/20/2025 04:20:25 PM FILED/CERT

Send Tax Notice to:
Jason ~~Brian~~ Kelley
620 Forest Lakes Dr
Sturrett 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 **NINETEEN THOUSAND NINE HUNDRED SEVENTY DOLLARS AND NO/00 DOLLARS (\$19,970.00)**, 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. 20180315000084050. 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 5th 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 5th day of August 2025.

Shelby County, AL 08/20/2025
State of Alabama
Deed Tax: \$20.00

Notary Public
My Commission Expires:

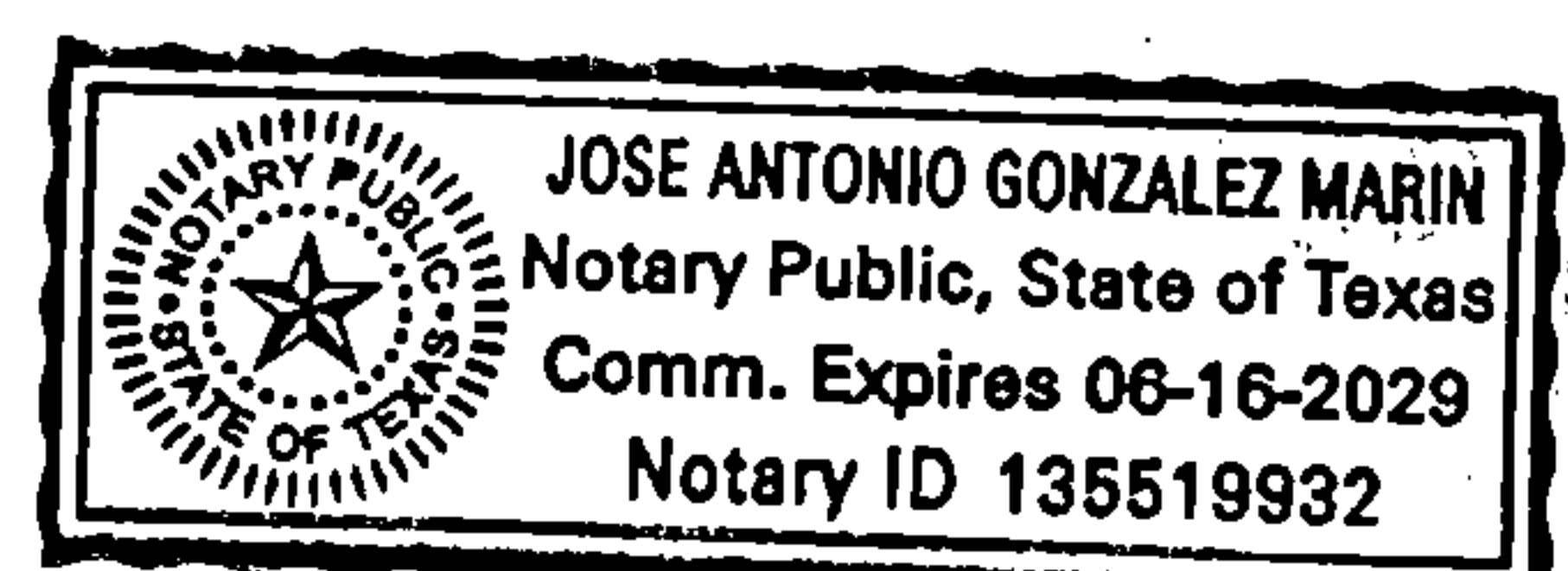


Exhibit "A" – Legal Description

Commence at the Southeast corner of the SW¹/₄ of the NW¹/₄ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South boundary of said Quarter Quarter Section for a distance of 222.85 feet to the point of beginning of the land herein described. From this beginning point, continue West along the South boundary of said Quarter Quarter Section for a distance of 315 feet to a point; thence turn an angle of 90 deg. to the right and proceed North for a distance of 210 feet to a point; thence turn an angle of 90 deg. to the right and proceed East for a distance of 315 feet to a point; thence turn an angle of 90 deg. to the right and proceed South for a distance of 210 feet to the point of beginning.

The above described land is located in the SW¹/₄ of the NW¹/₄ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.51 acres.



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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

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

Property Address _____
Vacant

Date of Sale 8/5/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 19,970.00

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 a

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

Sign

Jason Kelley
Jason Kelley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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