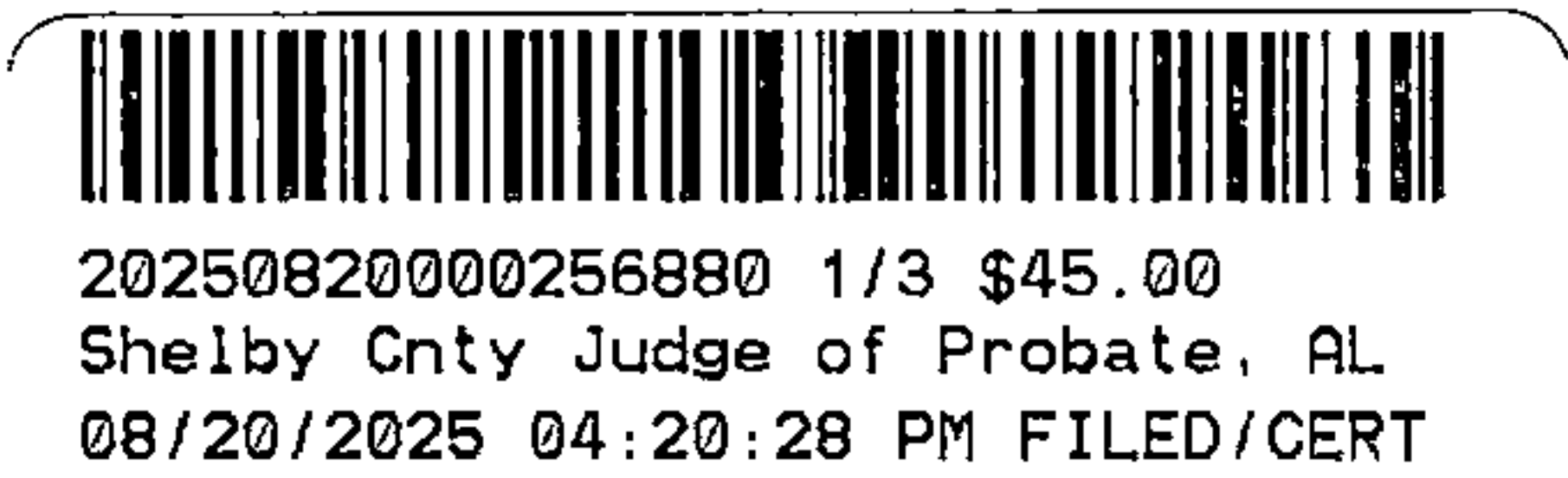


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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



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 SIXTEEN THOUSAND EIGHT HUNDRED DOLLARS AND NO/00 DOLLARS (\$16,800.00), 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, Hazel Kelley, a single woman (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. 1998-02418. The other grantees, Wiltha Kelley is deceased, having died on November 8, 1998 and Eric M. Kelley is deceased, having died on 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 20th day of August 2025.

Hazel Kelley
Hazel Kelley

Shelby County, AL 08/20/2025
State of Alabama
Deed Tax: \$17.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Hazel 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 20th day of August 2025.



April Aldridge
Notary Public
My Commission Expires: 8-19-28

Exhibit "A" – Legal Description

Commence at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 27 Township 19 South Range 2 East , thence run South along the West Boundary line of said quarter quarter section to the Southwest Corner of the Northeast quarter of the Southwest quarter , thence North 71 degrees 14 minutes 14 seconds East for 96 feet more or less to a point ; thence North 02 degrees 32 minutes 41 seconds West for 223.90 feet ; thence North 07 degrees 14 minutes 17 seconds East for 161.39 feet ; thence North 82 degrees 19 minutes 54 seconds East for 210.0 feet ; thence South 07 degrees 31 minutes 33 seconds West for 13.39 feet; thence North 75 degrees 04 minutes 22 seconds East for 210.0 feet ; thence South 84 degrees 19 minutes 03 seconds East for 14.10 feet ; thence North 64 degrees 38 minutes 26 seconds East for 210.0 feet ; thence South 02 degrees 14 minutes 24 seconds West for 317.62 feet ; thence North 63 degrees 21 minutes 41 seconds East for 90.0 feet ; thence North 61 degrees 33 minutes 25 seconds East for 105.0 feet ; thence North 60 degrees 07 minutes 28 seconds East for 105.0 feet ; thence South 01 degrees 20 minutes 33 seconds West for 420.0 feet ; thence North 61 degrees 02 minutes 43 seconds East for 154.71 feet ; thence North 63 degrees 28 minutes 41 seconds East for 167.08 feet ; thence North 00 degrees 16 minutes 02 seconds West for 247.07 feet ; thence North 04 degrees 38 minutes 09 seconds East for 247.68 feet ; thence North 58 degrees 40 minutes 27 seconds East for 105.73 feet to the East Boundary line of the northeast Quarter of the Southwest Quarter of Section 27, Township 19 South, Range 2 East ; thence North along the said East Boundary line to the Northeast Corner of the Northeast Quarter of the Southwest Quarter of Section 27 Township 19 South , Range 2 East ; thence North 89 degrees 13 minutes 44 seconds West along the North Boundary line of said quarter - quarter section for 1319.44 feet to the point of beginning. Containing 30.3 acres more or less.



20250820000256880 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
08/20/2025 04:20:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Hazel Kelley
Mailing Address PO Box 51
Harpersville AL
35078

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

Property Address _____
vacant

Date of Sale 8/20/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 16,800.00

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 the 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 _____

Unattested

(verified by)

Print Jason Kelley

Sign Jason Kelley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

