

the purpose of this rerecording is to correct the Grantors last name

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03/27/2025 01:37:28 PM
DEEDS 1/3

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Shelby
Presents:

Send Tax Notice To:
Rees Evans Oliver and Amy Campbell Oliver
625 FOUNDERS PARK DR W
BIRMINGHAM, AL 35226

THAT IN CONSIDERATION OF FOUR HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$459,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kevin Duane Nunnally, a single person (herein referred to as grantors) do grant, bargain, sell and convey unto Rees Evans Oliver, and Amy Campbell Oliver (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at a 3" capped T.C.I corner representing the northwest corner of the southwest quarter of the northwest quarter of Section 3, Township 20 south, Range 3 west, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 1,014.21' to a point In the centerline of the Cahaba River; Thence turn a deflection angle of 149 degrees 58 minutes 06 seconds to the right and run southwesterly along the centerline of said river a distance of 128.45' to a point; Thence turn a deflection angle of 08 degrees 49 minutes 08 seconds to the left and continue southwesterly along centerline of said river a distance of 342.94' to a point; Thence turn a deflection angle of 06 degrees 30 minutes 40 seconds to the left and continue southwesterly along centerline of said river a distance of 154.22' to a point; Thence turn a deflection angle of 21 degrees 54 minutes 52 seconds to the left and continue southwesterly along centerline of said river a distance of 93.62' to a point; Thence turn a deflection angle of 22 degrees 55 minutes 42 seconds to the left and run southerly along centerline of said river a distance of 154.84' to a point; Thence turn a deflection angle of 42 degrees 17 minutes 13 seconds to the right and run southwesterly along centerline of said river a distance of 104.01' to a point; Thence turn a deflection angle of 37 degrees 34 minutes 46 seconds to the right and run west-southwesterly along centerline of said river a distance of 73.77' to a point; Thence turn a deflection angle of 65 degrees 32 minutes 47 seconds to the left and run southwesterly along the centerline of said river a distance of 168.47' to a point; Thence turn a deflection angle of 17 degrees 25 minutes 28 seconds to the right and run southwesterly along centerline of said river a distance of 117.11' to a point; Thence turn a deflection angle of 06 degrees 14 minutes 03 seconds to the left and run southwesterly along centerline of said river a distance of 181.23' to a point; Thence turn a deflection angle of 36 degrees 37 minutes 30 seconds to the right and run southwesterly along centerline of said river a distance of 152.19' to a point on the west line of said southwest quarter of the northwest quarter; Thence turn a deflection angle of 116 degrees 23 minutes 55 seconds to the right and run northerly along said west line of said quarter-quarter section a distance of 1,219.93' to the point of beginning.

ALSO:

An access easement being in and running across part of the east half of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows;

As the Point of Beginning, start at a iron pipe found on the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence run South 00 degrees, 39 minutes, 51 seconds East, 27.68 feet to a 34 inch capped rebar set; thence run North 56 degrees, 07 minutes, 08 seconds West, 53.20 feet to an iron pipe found on the east right of way margin of Annika Drive a 50 foot wide right of way; thence run northeastwardly and along said right of way margin, said right of way curving to the right, having a radius of 200.00 feet, a chord bearing of North 43 degrees, 20 minutes, 22 seconds East, for a chord distance of 63.80 feet to an iron pipe found; thence run South 00 degrees, 04 minutes, 07 seconds East, 48.39 feet to the Point of Beginning.

Said Easement being 1,776 square feet, more or less.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 24th day of March 2025

Kevin Duane Nunnally
Kevin Duane Nunnally

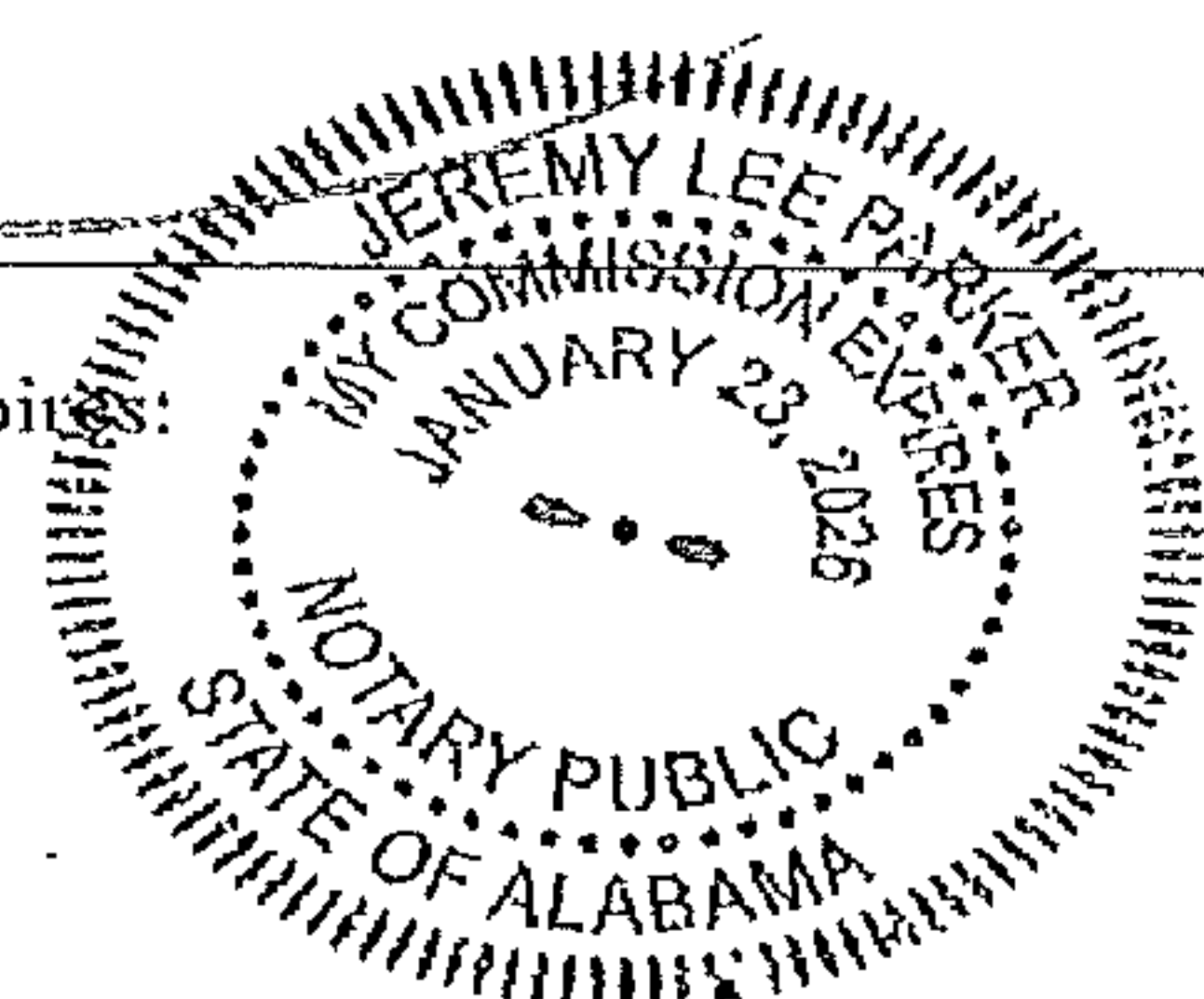
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Kevin Duane Nunnally 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.

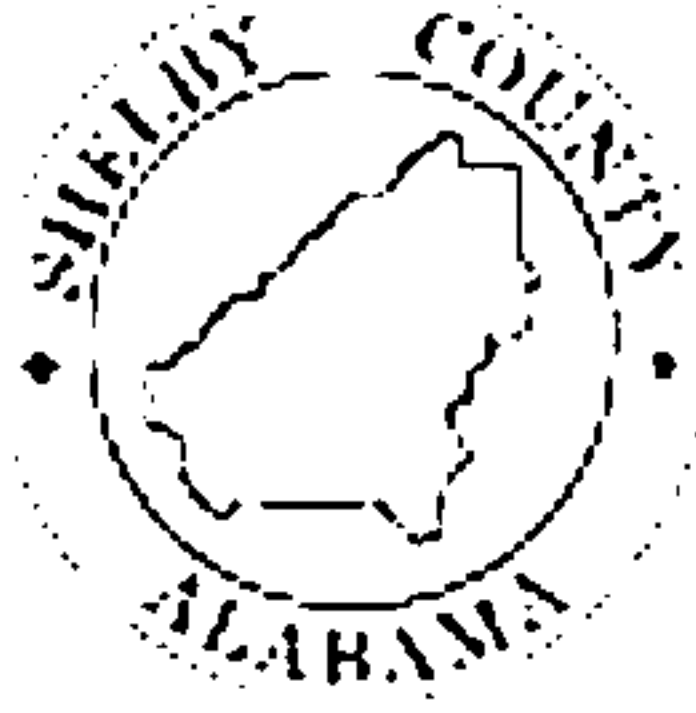
Given under my hand and official seal, this the 24th day of March, 2025

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226

Notary Public
My Commission Expires:



20250327000092310 03/27/2025 01:37:28 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2025 11:05:28 AM
\$29.00 JOANN
20251013000314510

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	Kevin Duane Nunnally	Grantee's Name	Rees Evans Amy Campbell Oliver
Mailing Address	8167 Annika Drive Helena, AL 35080		625 FOUNDERS PARK DR W BIRMINGHAM AL 35226
Property Address	8167 Annika Drive Helena, AL 35080	Date of Sale	March 24, 2025
		Total Purchase Price	\$459,900.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ Closing Statement

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.

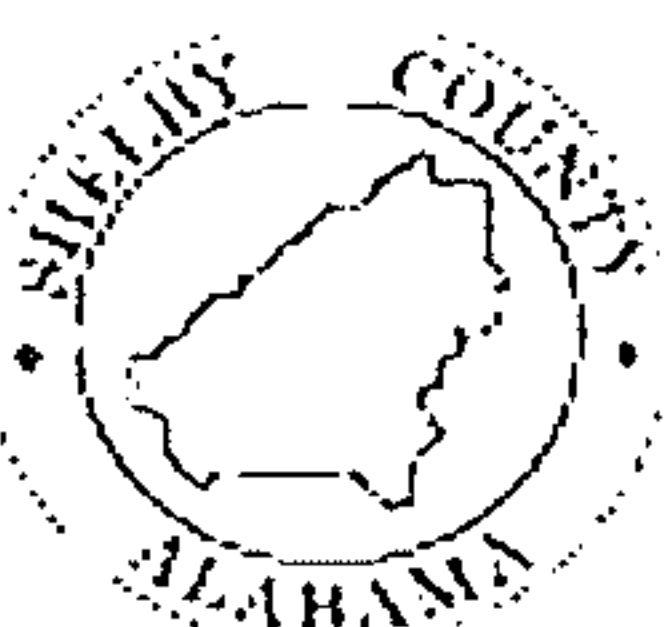
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 03/24/2025

(verified by)

Print Kevin Duane Nunnally
 Sign Kevin Duane Nunnally
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2025 01:37:28 PM
\$488.00 JOANN
20250327000092310

Allen S. Bayl