

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Neal O. Bearden  
410 Cove Road  
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Seven Thousand Five Hundred dollars and Zero cents (\$207,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Albert Wheatley Brinsfield, Probate Case PR-2013-000645, in the Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto Neal O. Bearden and Roena L. Bearden (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$201,275.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 have hereunto set my hand and seal, this 29th day of October, 2013.

_____ (Seal)	<i>Charlotte Bryant as personal representative of the Estate of Albert Wheatley Brinsfield, Probate</i> (Seal) Charlotte Bryan as Personal Representative of The Estate of Albert Wheatley Brinsfield, Probate Case PR-2013-000645, in the Probate Office
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

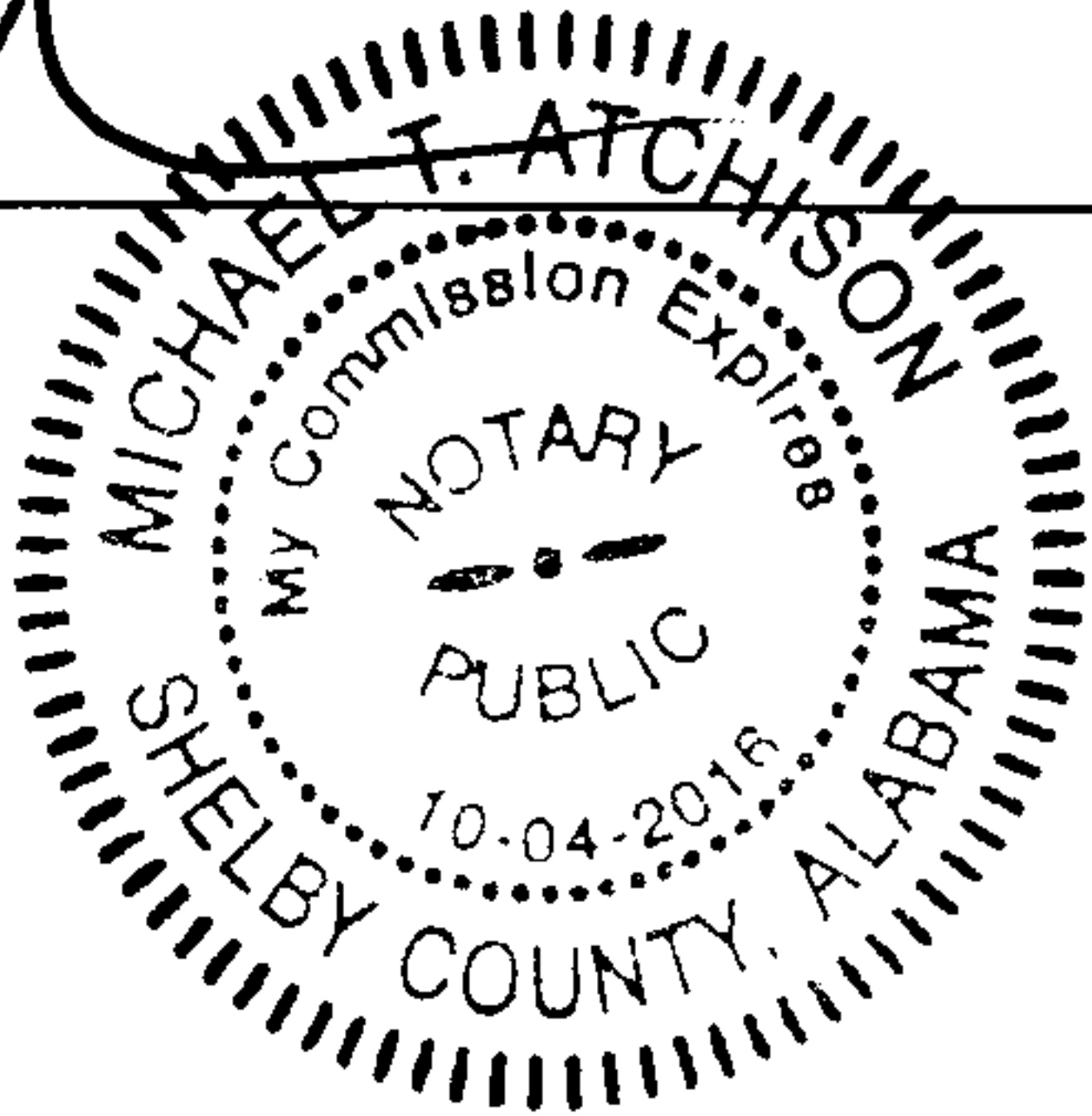
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Bryant as Personal Representative of The Estate of Albert Wheatley Brinsfield, Probate Case PR-2013-000645, in the Probate Office of Shelby County, Alabama whose name is 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2013.

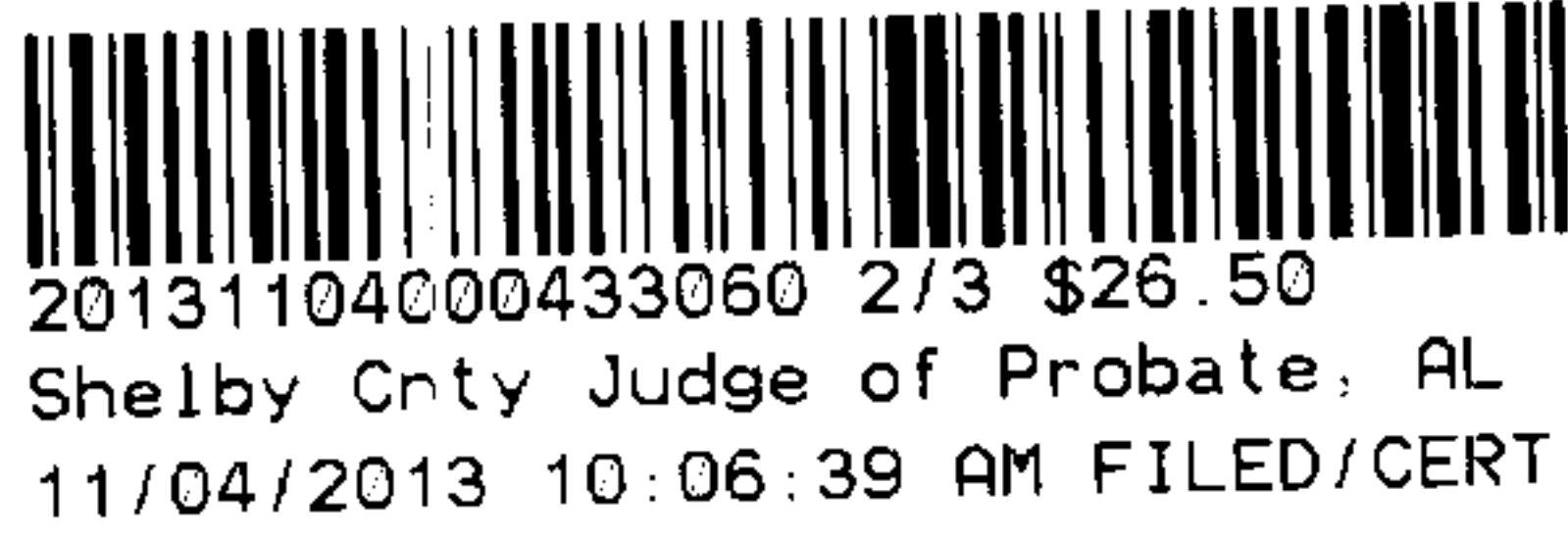
My Commission Expires: 10-4-16

*[Signature]*  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

Lot No. 15 of Block No. 2 of the Parker Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 5, at page 27, and a part of Lot No. 14, of Block No. 2 of said subdivision, being more particularly described as follows, to-wit: Commence at the Southeast corner of Lot No. 15, of Block No. 2 of said subdivision, said point being the point of beginning, said point being located on the Westerly boundary of Cove Drive; from this beginning point, proceed South 78 degrees 15 minutes 03 seconds West along the Northerly boundary of said Lot No. 14, of Block No. 2 for a distance of 356.57 feet to a point on the Easterly bank of the Coosa River; thence proceed South 02 degrees 17 minutes 56 seconds West along the Easterly bank of said river for a distance of 10.62 feet; thence proceed North 78 degrees 53 minutes 29 seconds East for a distance of 359.29 feet to a point on the Westerly boundary of said drive; thence proceed North along the Westerly boundary of said drive for a distance of 14.32 feet to the point of beginning.





## Real Estate Sales Validation Form

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

Grantor's Name estate of ALBERT Brinsfield Grantee's Name Neal J. Beard  
Mailing Address 460 Cove Road Mailing Address 410 Cove Rd  
Wilsonville, AL 35786 Wilsonville AL 35057

Property Address 410 Cove Rd Date of Sale 10-29-13  
Wilsonville Total Purchase Price \$ 207,500.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-29-13

☐ Unattested  
(verified by)

Print Mike T. Hebert  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

