


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20160427000137900 1/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
04/27/2016 09:16:46 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand, and no/100's Dollars (\$25,000.00)** and other good and valuable consideration to the undersigned

**John L. Bearden, Jr. and wife, Cathy N. Bearden**

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

**261 Land, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Paramount Ridge, Sector 1, as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

**Preparer of this deed offers no opinion as to the title to the above described property.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 24th day of February, 2016.

*Signatures and Notary Acknowledgment on next page*

Shelby County, AL 04/27/2016  
State of Alabama  
Deed Tax: \$25.00


Witness:

\_\_\_\_\_  
\_\_\_\_\_

  
John L. Bearden, Jr.

  
Cathy N. Bearden

STATE OF ALABAMA  
SHELBY COUNTY

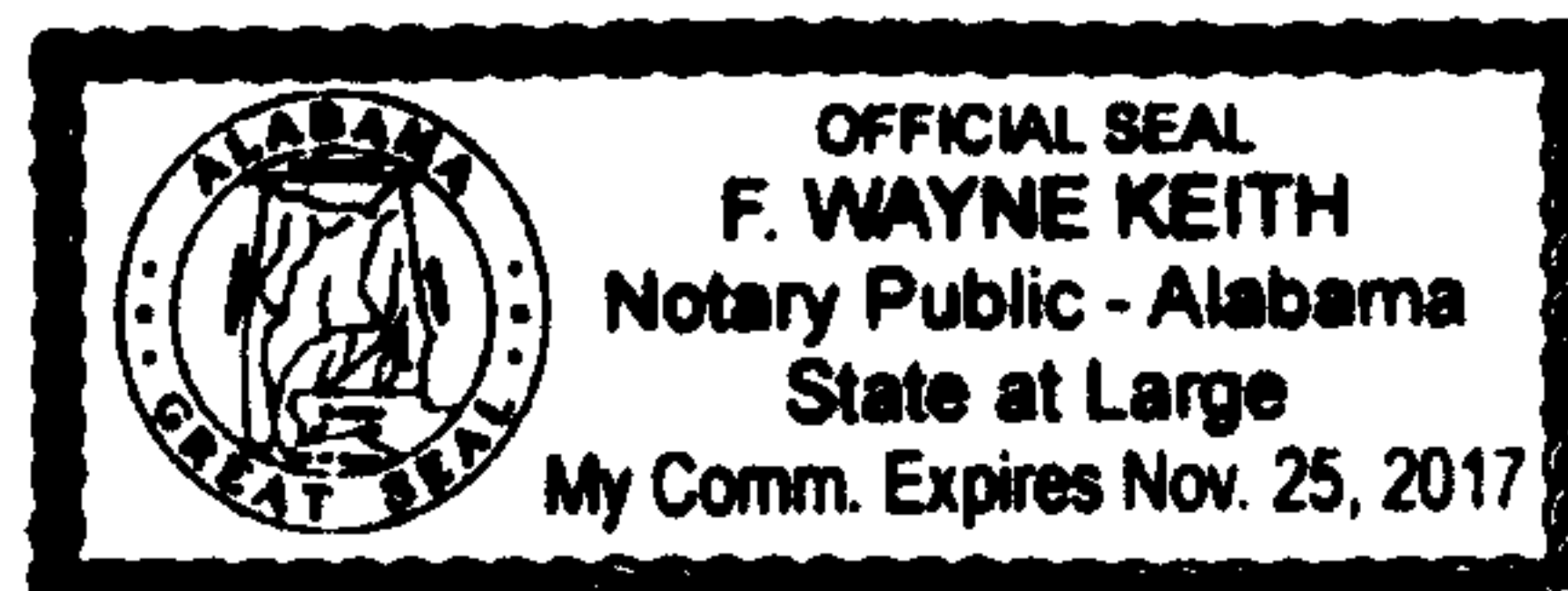
  
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John L. Bearden, Jr. and Cathy N. Bearden, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 24th day of February, 2016.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
261 Land, LLC  
122 Bishop Circle  
Pelham, Alabama 35124



### Real Estate Sales Validation Form

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

Grantors' Name: John L. Bearden  
Cathy N. Bearden

Mailing Address : 1699 Spring Creek Road  
Montevallo, Alabama 35115

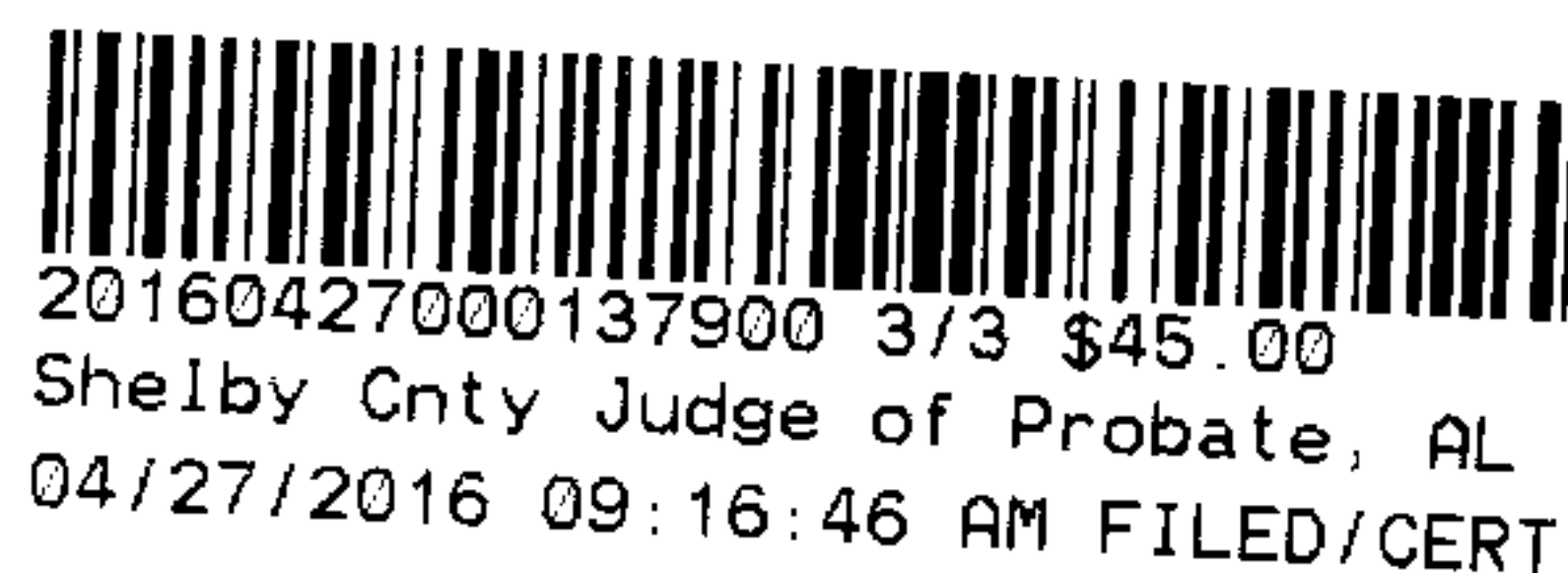
Grantee's Name: 261 Land, LLC

Mailing Address: 120 Bishop Circle  
Pelham, Alabama 35124

Properly Address: Lot 1, Paramount Ridge

Date of Transfer: February 24, 2016

Total Purchase Price \$25,000.00




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		Appraisal
Sales Contract	x	Other
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.

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: February 24, 2016

x Sign   
verified by F. Wayne Keith