

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW

2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Christopher Lane Bearden and Jessica Ethal Bearden  
3496 Bearden Lane  
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred five and 00/100 (\$205,000.00) Dollars (of which amount \$164,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frances R. Lewis, a single person, and Pamela L. Mears and Douglas V. Mears, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Christopher Lane Bearden and wife, Jessica E. 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:

A Part of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West, being an iron found in place and being in accordance with a survey by H. Schoel, C. E., in May of 1929; thence proceed in a Southerly direction along the West boundary of said 1/4 - 1/4 section for a distance of 596.95 feet to a point being the point of beginning of the parcel of land herein described, iron pin; thence continue along the said West boundary of said 1/4 - 1/4 section for 48.15 feet to a point, iron pin; thence turn 59 deg. 03 min. to the left and run 392.46 feet to a point, iron pin; thence turn 90 deg. to the left and run 200.00 feet to a point, iron pin; thence turn 91 deg. 47 min. 48 sec. to the left and run 286.03 feet to a point, iron pin; thence turn 85 deg, 57 mins, 22 sec, to the left and run 97.99 feet to a point, iron pin; thence turn 65 deg, 35 min. to the right 137.35 feet to the point of beginning; said parcel of land is lying in the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West; being situated in Shelby County, Alabama.

Road Easement: Easement consists of a parcel of land 30 feet wide commencing at the Southeast corner of above described parcel of land and running in a Northeasterly direction along the Southeast property line of said parcel (with the Southeast property line and the Southeast property line extended being the Northwest boundary of said 30 foot easement) for a distance of 951.74 feet to the point of intersection with the North boundary of aforementioned NE 1/4 of the SW 1/4; thence run in an Easterly direction along the North boundary of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, Section 2, Township 20 South, Range 3 West, (with the said North boundary of 1/4 - 1/4 sections being the North boundary of said 30 foot easement) for a distance of 1200 feet, more or less, to the point of intersection with the West right of way line of State Highway #261. Said easement is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West.

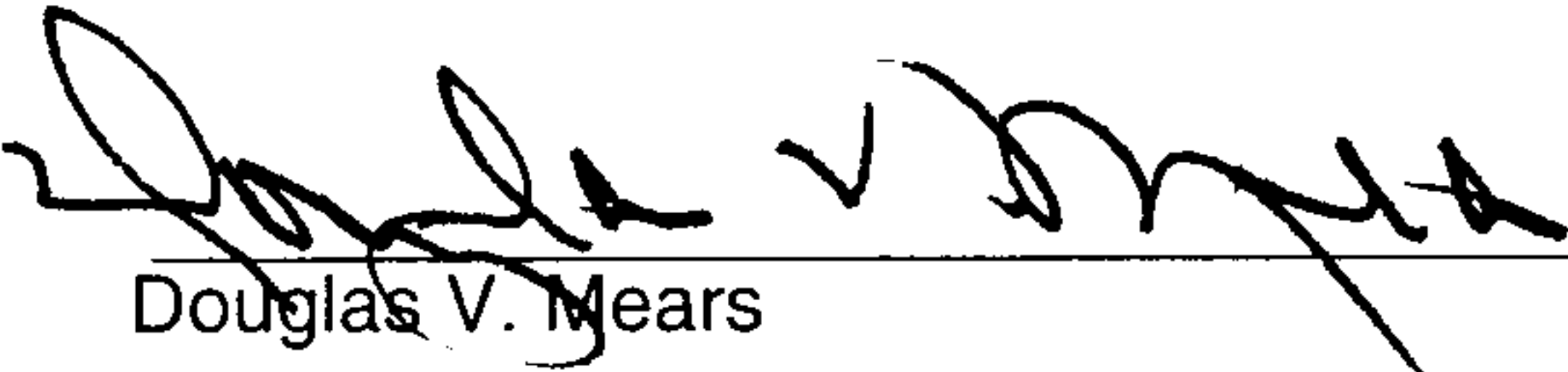
Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.


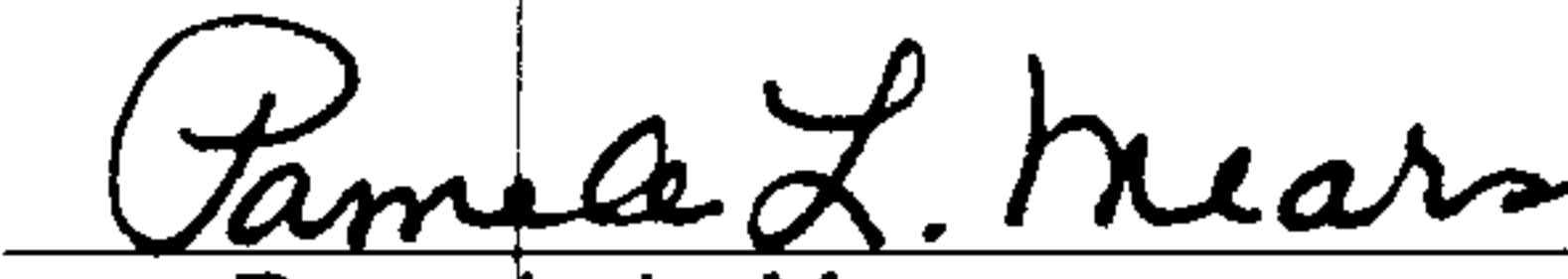
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 28, 2012.

 (SEAL)  
Douglas V. Mears

Shelby County, AL 08/31/2012  
State of Alabama  
Deed Tax: \$41.00

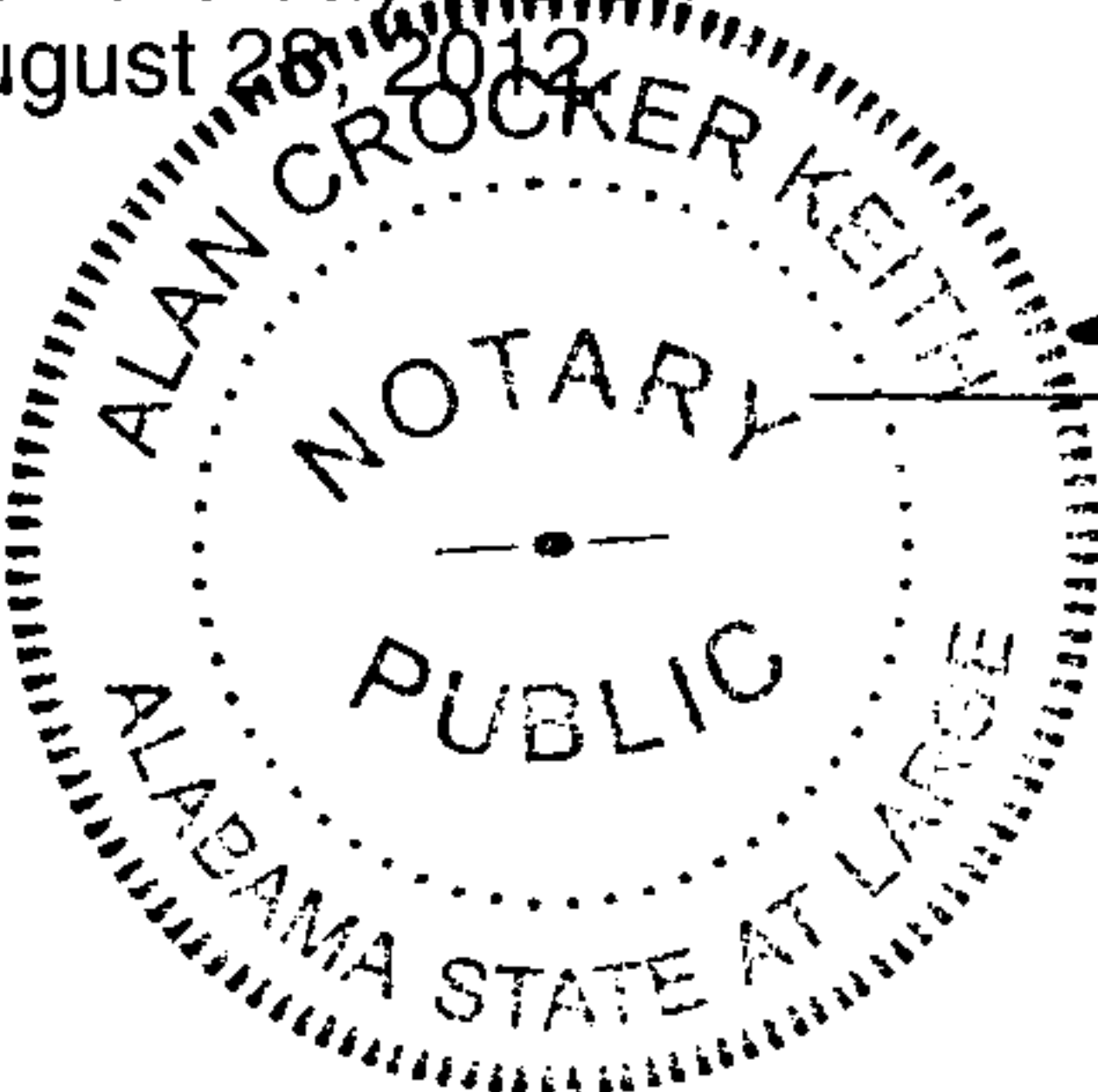
 (SEAL)  
Frances R. Lewis  
 (SEAL)  
Pamela L. Mears

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances R. Lewis, a single person, and Pamela L. Mears and Douglas V. Mears, wife and husband, whose name(s) are signed to the foregoing conveyance, and who are 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 on August 28, 2012

My commission expires: 2/20/16



  
NOTARY PUBLIC

# Real Estate Sales Validation Form

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

Grantor's name: Frances Lewis and Pam Mears

Mailing address: 3494 Bearden Ln  
Helena, AL 35080

Property address:

3496 Bearden Ln  
Helena, AL 35080

Grantee's name: Christopher Lane and Jessica Bearden

Mailing address:  
3496 Bearden Ln  
Helena, AL 35080

Date of Sale: August 28, 2012

Total Purchase Price \$205,000.00

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  
☒ 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 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility 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: 8/28/12

Print name: Alan Kite

☒ Unattested

(Verified by)

Sign:

(Grantor/Grantee/Owner/Agent) Circle one



20120831000330430 2/2 \$56.00  
Shelby Cnty Judge of Probate, AL  
08/31/2012 03:05:45 PM FILED/CERT