


Send tax notice to:

BILLY R. SKINNER

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013179


20130506000186020 1/4 \$59.00
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:00 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Eight Thousand and 00/100 Dollars (\$38,000.00) in hand paid to the undersigned, JOYCE M. MITCHAM BEARDEN, FKA JOYCE M. MITCHAM, A SINGLE INDIVIDUAL, AND JOYCE M. MITCHAM AS TRUSTEE OF THE MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF BEN G. MITCHAM (hereinafter referred to as "Grantors") by BILLY R. SKINNER and DONNA C. SKINNER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS BY PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS
3. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHT AND TITLE TO ANY FILLED IN LAND.
4. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGE OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
5. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 129, PAGE 564, DEED BOOK 184, PAGE 128, DEED BOOK 203, PAGE 539, DEED BOOK 240, PAGE 851, DEED BOOK 184, PAGE 412 AND DEED BOOK 203, PAGE 541, IN PROBATE OFFICE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

JOYCE M. MITCHAM AND JOYCE M. MITCHAM BEARDEN ARE ONE AND THE SAME PERSON.

THIS PROPERTY IS NOT THE HOMESTEAD OF JOYCE M. MITCHAM BEARDEN AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

JOYCE M. MITCHAM BEARDEN IN THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN INSTRUMENT #20030116000032350, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, BEN G. MITCHAM HAVING DIED ON OR ABOUT THE 30TH DAY OF APRIL, 2003.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of April, 2013.


JOYCE M. MITCHAM BEARDEN

MARITAL TRUST CREATED UNDER
THE LAST WILL AND TESTAMENT OF BEN
G. MITCHAM


JOYCE M. MITCHAM, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOYCE M. MITCHAM BEARDEN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 2013.


Notary Public

Print Name: Charles J. Stewart Jr.

Commission Expires: 4-30-16

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce M. Mitcham, whose names as Trustee of the Marital Trust Created Under the Last Will and Testament of Ben G. Mitcham, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Trustee of the Marital Trust Created Under the Last Will and Testament of Ben G. Mitcham, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 24th day of April, 2013.


Notary Public

Print Name: Charles J. Stewart Jr.

Commission Expires: 4-30-16



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Exhibit "A"

LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 230.75 feet to the Point of Beginning; thence continue along the last described course a distance of 130.75 feet; thence turn left 92 degrees 03 minutes 43 seconds and run South a distance of 311.17 feet; thence turn left 90 degrees 00 minutes and run Easterly a distance of 75.0 feet; thence turn right 60 degrees 55 minutes 06 seconds and run Southeasterly a distance of 125.66 feet to the Northerly right-of-way line of County Road #369; thence turn left 92 degrees 17 minutes 18 seconds and run Northeasterly along said right-of-way line a distance of 120.0 feet; thence turn left 75 degrees 35 minutes 07 seconds and run Northwesterly a distance of 369.90 feet to the Point of Beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Joyce M Mitcham Bearden
Mailing Address 209 Calumet Place
Trussville, AL 35173

Grantee's Name Billy Skinner
Mailing Address Donna Skinner
467 Dogwood Circle
Birmingham, AL 35244

Property Address VACANT LAND

Date of Sale 4-24-13
Total Purchase Price \$ 30,000

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 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 4-24-13

Print

Billy Skinner

Unattested

Sign

Billy Skinner

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF April

2013.

COUNTY OF SHELBY



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NOTARY PUBLIC