

This instrument was prepared by:
Fortune & Beard, P.C.
 2100 1st Avenue North, Suite 300
 Birmingham, AL 35223

STATE OF ALABAMA)
)
)
)
 COUNTY OF SHELBY)

WARRANTY DEED


 20131203000468510 1/2 \$55.00
 Shelby Cnty Judge of Probate, AL
 12/03/2013 01:09:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Christopher S. Beard & Victoria S. Beard (husband and wife)**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Never-Ending, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTEE), together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Part of the Northeast ¼ of the Southwest ¼ of Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 13 and run North along the West boundary line of said ¼ - ¼ section for 495 feet; thence turn an angle to the right of 92 degrees 24 minutes and run Eastward parallel with the South boundary line of said ¼ - ¼ section a distance of 341.83 feet to a point on the Easterly right of way line of Cahaba Valley Road (having a width of 80 feet) for the point of beginning of the property herein described; continue Eastward along same course for a distance of 553.21 feet to a point on the Westerly right of way line of Oak Mountain Park Road AKA Oak Mountain Lake Road and John Fendley Drive (having a width of 80 feet); thence turn an angle to the right of 110 degrees 10 minutes and run Southwesterly along the Westerly right of way line of Oak Mountain Park Road AKA Oak Mountain Lake Road and John Fendley Drive for a distance of 175.63 feet; thence turn an angle to the right of 69 degrees 50 minutes and run Westward along a line which is 330 feet North of and parallel with the South boundary line of said Northeast ¼ of the Southwest ¼ of said Section for a distance of 563 feet to a point on the Easterly right of way line of aforesaid Cahaba Valley Road; thence to the right and run Northeasterly along the Easterly line of said road for a distance of 179.26 feet to the point of beginning. Being situated in Shelby County, Alabama.

Now Known As:

Lots 1-4, according to the Survey of Double Oak Parc, as recorded in Map Book 39, Page 104, in the Probate Office of Shelby County, Alabama.

Lot 1- Parcel # 10-6-13-0-001-021.000, Lot 2- Parcel # 10-6-13-0-001-021.001, Lot 3-Parcel # 10-6-13-0-001-021.002, Lot 4-Parcel # 10-6-13-0-001-021.003

TO HAVE AND TO HOLD Unto the said GRANTEE his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 29th day of November, 2013.



GRANTOR

GRANTOR

Shelby County, AL 12/03/2013
 State of Alabama
 Deed Tax: \$38.00

STATE OF ALABAMA)
)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christopher S. Beard & Victoria S. Beard**, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of November, 2013.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 31, 2014

Real Estate Sales Validation Form

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

Grantor's Name Christopher + Victoria Beard
Mailing Address 1009 Mountain Trace
Bham, AL 35242

Grantee's Name Never-Ending LLC
Mailing Address 232 S. Cool St.
Mentone, AL 35984

Property Address _____
Hwy 119

Date of Sale 11-29-13
Total Purchase Price \$ 38,000.00
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, i

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 11-29-13

Unattested

(verified by)

Print Victoria Beard

Sign

Victoria Beard
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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