

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

BHM1300792

Send tax notice to:

TO ALL NATIONS, LLC
123 North Lake Dr.
Bham, AL 35242

20140103000003660 1/4 \$108.00
Shelby Cnty Judge of Probate, AL
01/03/2014 12:40:54 PM FILED/CERT

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Five Thousand and 00/100 Dollars (\$85,000.00) in hand paid to the undersigned, **Elwyn Bearden and Debby Bearden, Husband and Wife** (hereinafter referred to as "Grantor"), by **To All Nations, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST AND THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST:

BEGINNING AT THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, PELHAM, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 89°15'57"EAST ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ A DISTANCE OF 274.89 FEET TO A P.K. NAIL CORNER ON THE WESTERLY MARGIN OF HIGHWAY 31 AKA PELHAM PARKWAY; THENCE RUN SOUTH 27°35'30"WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 247.12 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 67°23'27"WEST A DISTANCE OF 173.65 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 36°40'19"EAST A DISTANCE OF 46.35 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 35°01'49"WEST A DISTANCE OF 48.32 FEET TO A STEEL REBAR CORNER ON THE WEST LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION; THENCE RUN NORTH 00°02'19"WEST ALONG SAID $\frac{1}{4}$ $\frac{1}{4}$ LINE A DISTANCE OF 79.04 FEET TO THE POINT OF BEGINNING.

ALSO, A 20 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER TO SERVE THIS PROPERTY THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, PELHAM, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00°02'19"EAST ALONG SAID EAST LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ A DISTANCE OF 79.04 FEET TO A POINT; THENCE RUN SOUTH 35°01'49"EAST A DISTANCE OF 48.32 FEET TO A POINT; THENCE RUN SOUTH 36°40'19"WEST A DISTANCE OF 35.39 FEET TO THE POINT OF BEGINNING ON THE CENTERLINE OF A 20 FOOT WIDE EASEMENT BEING DESCRIBED; THENCE RUN NORTH 86°17'19"WEST A DISTANCE OF 45.65 FEET TO A POINT AND THE END OF REQUIRED EASEMENT. ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$85.00

AND:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 6; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SECTION 6 A DISTANCE OF 85.98 FEET; THENCE 115°48'54" RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 203.09 FEET; THENCE 154°57'28" RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 182.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 6; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 85.98 FEET; THENCE 115°48'54" RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 203.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 82.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 31; THENCE 88°13'29" LEFT IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.17 FEET; THENCE 116°49'03" LEFT IN A WESTERLY DIRECTION A DISTANCE OF 92.49 FEET TO THE POINT OF BEGINNING,.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 31 day of December, 2013.



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TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

21 IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the day of December, 2013.

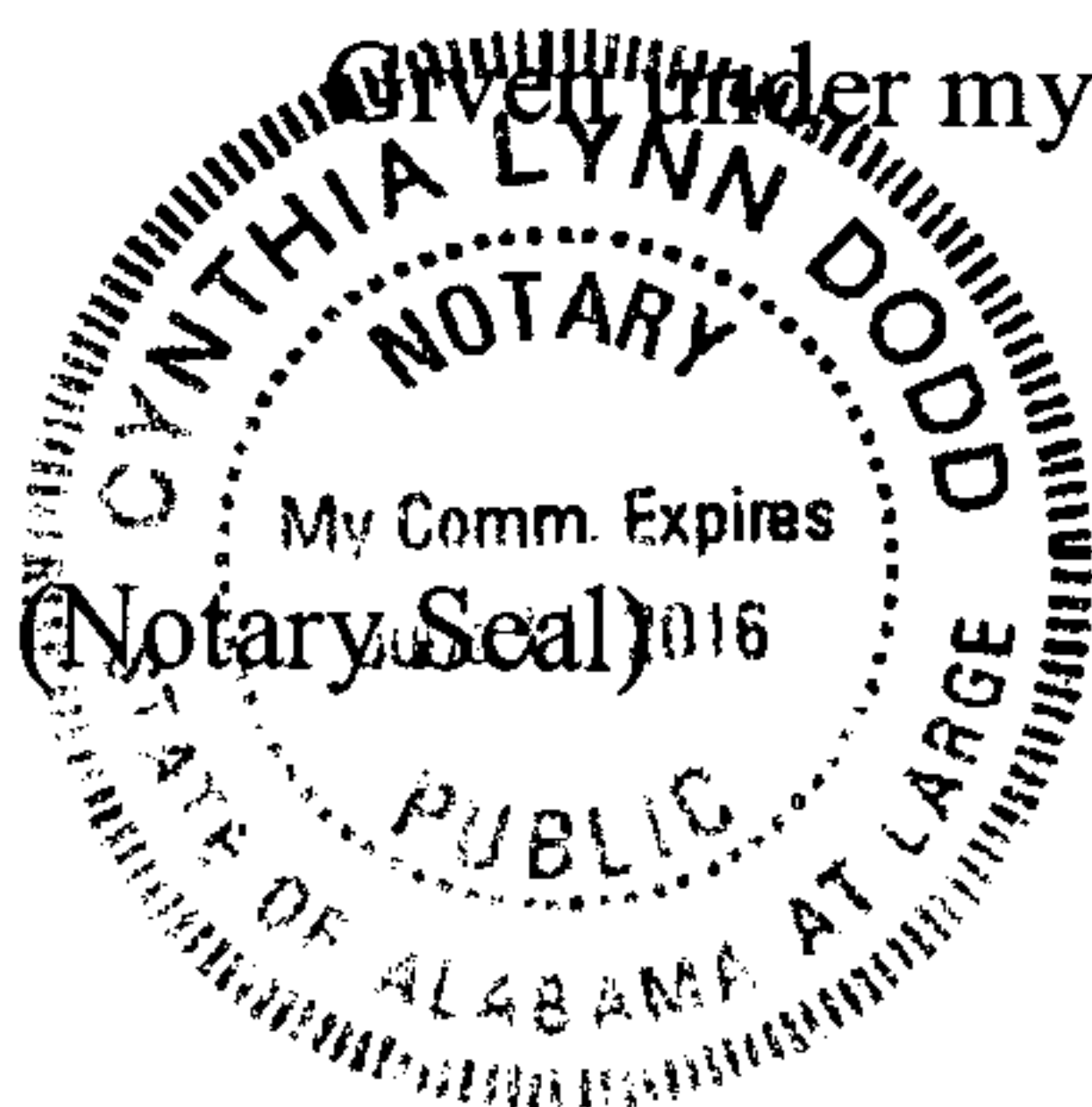

Elwyn Bearden



Debby Bearden

STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elwyn Bearden and Debby Bearden, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 31 day of December, 2013.





Notary Public
Print Name:
Commission:


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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: Elwyn Bearden and Debby Bearden
Mailing Address: 3490 Bearden Lane
Helena, AL 35080

Grantee's Name: To All Nations LLC
Mailing Address: 123 North Lake Dr
Birmingham, AL 35243

Property Address: Shelby County, Alabama
Metes and Bounds

Date of Sale: 12/31/13
Total Purchase Price \$85,000.00
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 being conveyed by the instrument offered for record.


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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: 12/31/2013

Print: Jennifer Banik

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1