

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

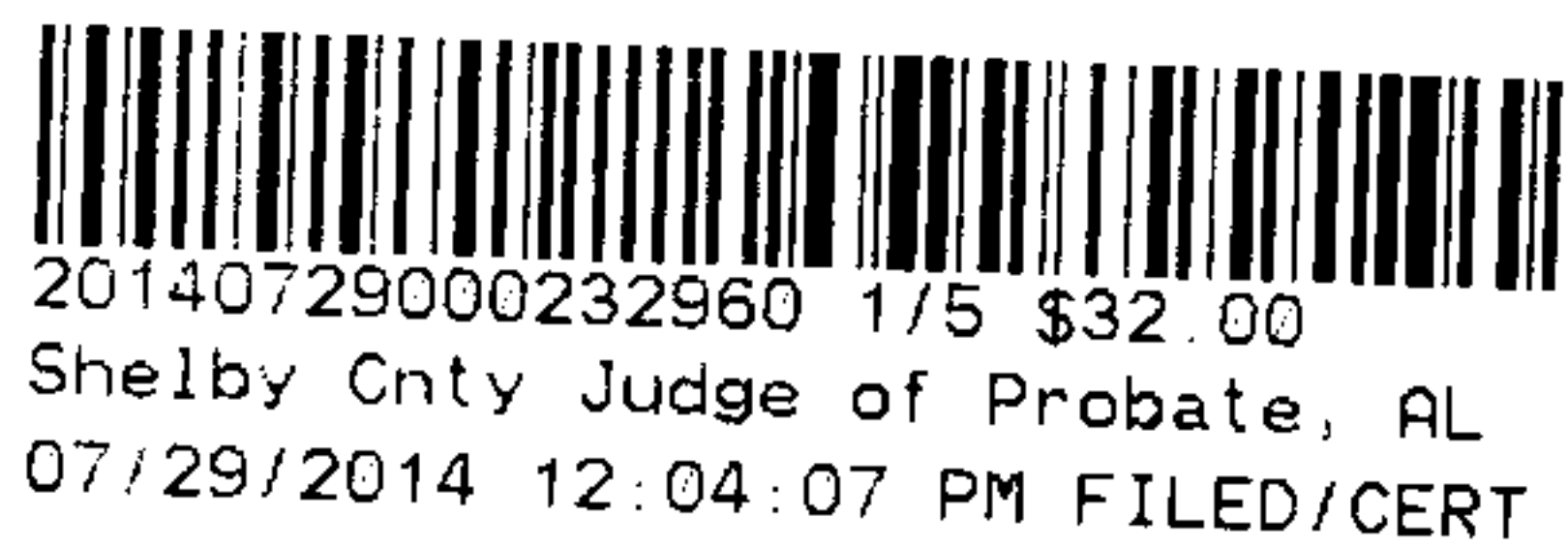
Staci Bearden Ballard

1853 Hamilton Road

Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and division of estate lands formerly owned by Joel E. Bearden, Jr. and/or wife, Peggy A. Bearden, both of whom are deceased,** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Mechelle Bearden Finn, an unmarried woman, 2232 Pup Run, Helena, AL 35080;
Kim Bearden, an unmarried woman, 6234 Helena Road, Helena, AL 35080;
Staci Bearden Ballard, a married woman, 1853 Hamilton Road, Pelham, AL 35124;
Shannon Peoples White, a married woman, 172 Bearden Trail, Helena, AL 35080; and
Joel Lee Peoples, a married man, 9487 Brook Forest Circle, Helena, AL 35080

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Staci Bearden Ballard
whose mailing address is 1853 Hamilton Road, Pelham, Alabama 35124

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, (vacant lands – no address available), to-wit:

Property described on Exhibit “A” attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit “A” is signed by Grantors herein for the purpose of identification.

The above described property constitutes no part of the homestead of any of Grantors or their spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

(SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES)

IN WITNESS WHEREOF, each of us has hereunto set hand and seal this
22 day of July, 2014.

Mechelle Bearden Finn (SEAL)
Mechelle Bearden Finn

Kim Bearden (SEAL)
Kim Bearden ~~Dudley~~ KB

Staci Bearden Ballard (SEAL)
Staci Bearden Ballard

Shannon Peoples White (SEAL)
Shannon Peoples White

Joel Lee Peoples (SEAL)
Joel Lee Peoples

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mechelle Bearden Finn**, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of July, 2014.

Paula Head (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim Bearden ~~Dudley~~**, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, 2014.

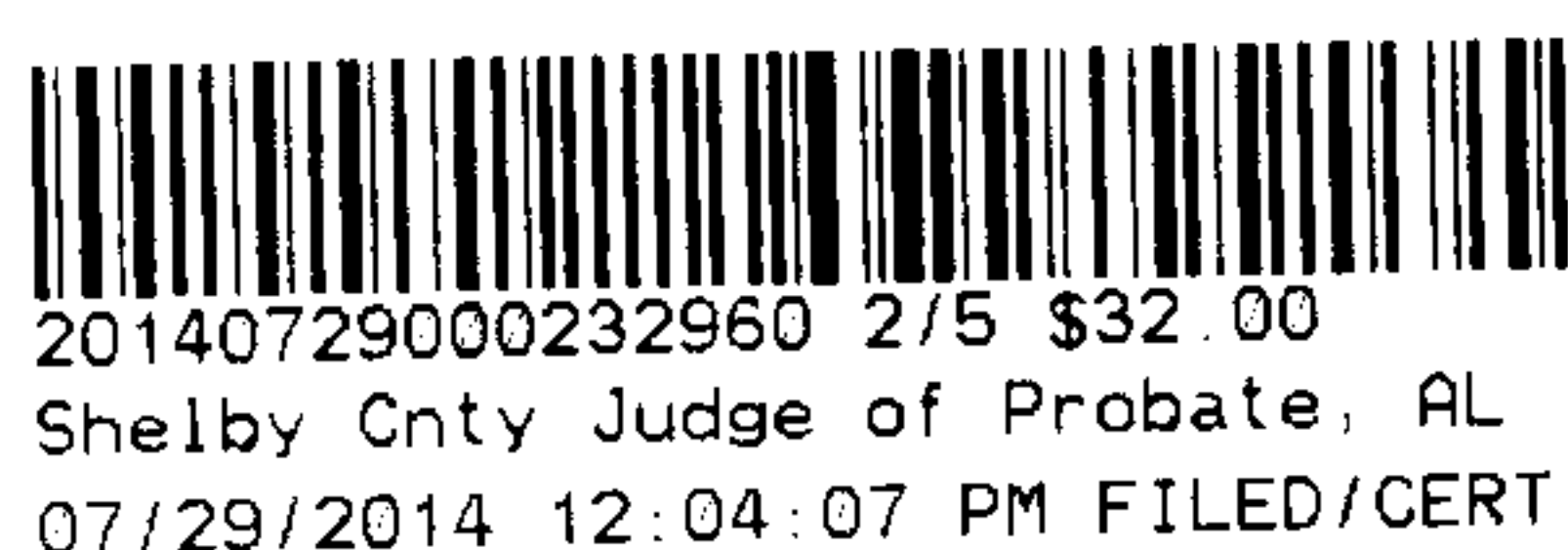
Paula Head (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Staci Bearden Ballard**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of July, 2014.

Paula Head (SEAL)
Notary Public



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shannon Peoples White**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of July, 2014.

Paula Seale (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joel Lee Peoples**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2014.

Johnny L. Seale (SEAL)
Notary Public



20140729000232960 3/5 \$32.00
Shelby Cnty Judge of Probate, AL
07/29/2014 12:04:07 PM FILED/CERT

Parcel 3

Begin at the Southeast Corner of Section 2, T-20S, R-3W; thence run westerly along the south boundary of said Section 2 for 791.21 feet to a point, being the southeast corner of Paramount Ridge Subdivision, Sector 1, as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, Alabama; thence turn a deflection angle of 123° 23' 36" to the right and run northeasterly along the boundary of said subdivision for 252.06 feet to a point; thence turn a deflection angle of 110° 15' 19" to the left and continue along said boundary of said subdivision for 213.18 feet to a point; thence turn a deflection angle of 110° 15' 19" to the right and continue along the boundary of said subdivision for 127.15 feet to a point; thence turn a deflection angle of 90° to the left and continue along boundary of said subdivision for 60.00 feet to a point; thence turn a deflection angle of 24° 09' 19" to the left and continue along boundary of said subdivision for 200.39 feet to a point; thence turn a deflection angle of 114° 09' 18" to the right and run 1756.23 feet to the point of intersection with the east boundary of said Section 2; thence turn a deflection angle of 144° 27' 03" to the right and run southerly along said east boundary of said Section 2 for 1897.91 feet to the point of beginning. Said parcel is lying in the SE 1/4 of Section 2, T-20S, R-3W, and contains 24.8 acres, more or less. Parcel subject to deeds, easements and rights-of-way of record. Said parcel is further identified as Parcel No. 13-1-02-4-001-001.008 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

ALSO, That portion of Parcel 1 described hereunder located in the SE 1/4 of Section 2, Township 20 South, Range 3 West, being 3.42 acres, more or less, and further identified as Parcel No. 13-1-02-4-001-005.001 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

ALSO, That portion of Parcel 1 (described hereunder) located in the NE 1/4 of NW 1/4 of Section 11, Township 20 South, Range 3 West, southeast of Highway 261, being 7.34 acres, more or less, and further identified as Parcel No. 13-1-11-0-000-001.006 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

Parcel 1: (not conveyed by this deed except for the portions thereof identified above)

Begin at the Southeast Corner of the NE 1/4 of the NW 1/4, Section 11, T-20S, R-3W; thence run westerly along the south boundary of said 1/4 1/4 section for 641.87 feet to the point of intersection of the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 120° 50' 17" to the right and run along said right-of-way along a curve to the right, having a radius of 2824.79 feet and a central angle of 2° 23' 38", for an arc distance of 118.03 feet; thence continue along said right-of-way and along a tangent section for 520.10 feet; thence continue along said right-of-way being a curve to the left, having a radius of 2904.79 feet and a central angle of 9° 02', for an arc distance of 457.97 feet; thence continue along said right-of-way and along a tangent section for 923.63 feet; thence turn a deflection angle of 90° to the right and leaving said right-of-way run 326.38 feet to the point of intersection with the west right-of-way line of County Highway 105; thence turn a deflection angle of 76° 44' 13" to the right and run along said County Highway right-of-way for 642.19 feet; thence continue along said County Highway right-of-way along a curve to the left, having a radius of 1949.86 feet and a central angle of 21° 11' 42", for an arc distance of 721.30 feet; thence turn a deflection angle of 10° 30' 20" to the right, from the tangent of said curve, and continue along said County Highway right-of-way for 52.13 feet; thence turn a deflection angle of 62° 28' 54" to the right and leaving said right-of-way run 535.08 feet to the point of beginning. Said parcel is lying in NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 11, T-20S, R-3W, and the SW 1/4 of the SE 1/4 of Section 2, T20S, R-3W and contains 23.8 acres. Parcel subject to deeds, easements and rights-of-way of record.

SIGNED FOR IDENTIFICATION:

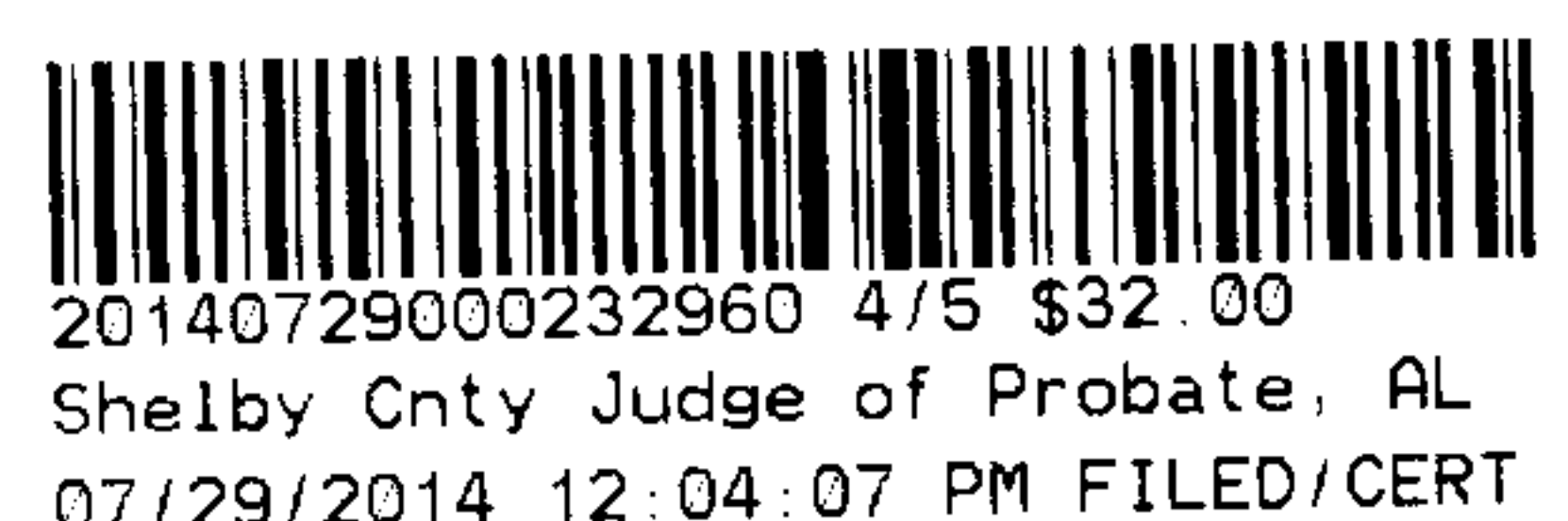
Mechelle B. Finn
Mechelle Bearden Finn

Kim Bearden
Kim Bearden ~~Bearden~~ 1/8

Staci Bearden Ballard
Staci Bearden Ballard

Shannon Peoples White
Shannon Peoples White

Joel Lee Peoples
Joel Lee Peoples



Real Estate Sales Validation Form

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

Grantor's Name Mechelle Bearden Finn,
Mailing Address 1853 Hamilton Road
Pelham, AL 35124
Joel Lee Peoples, Kim Bearden Dudley,
Staci Bearden Ballard, Shannon Peoples White
Property Address no address
assigned to this
property

Grantee's Name Staci Bearden Ballard
Mailing Address 1853 Hamilton Road
Pelham, AL 35124

Date of Sale July 2, 2014
Total Purchase Price \$ 1.00
or
Actual Value \$ 675,800
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 Division of Estate Lands

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 any

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 7/2/2014

Print Staci Bearden Ballard

☒ Unattested

(verified by)

Sign Staci Bearden Ballard
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140729000232960 5/5 \$32.00
Shelby Cnty Judge of Probate, AL
07/29/2014 12:04:07 PM FILED/CERT