

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

SEND TAX NOTICE TO:


Mechelle Bearden Finn

2232 Pup Run

Helena, AL 35080

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20140729000232970 1/5 \$32.00
Shelby Cnty Judge of Probate, AL
07/29/2014 12:08:51 PM FILED/CERT

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

Mechelle Bearden Finn
whose mailing address is 2232 Pup Run, Helena, Alabama 35080

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of Parcel 13-1-11-0-000-001.008 is 6048 Helena Road, Helena, Alabama 35080, and Parcel 13-1-11-3-001-001.003 is vacant land with no address assigned, 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 Dudley KB (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.

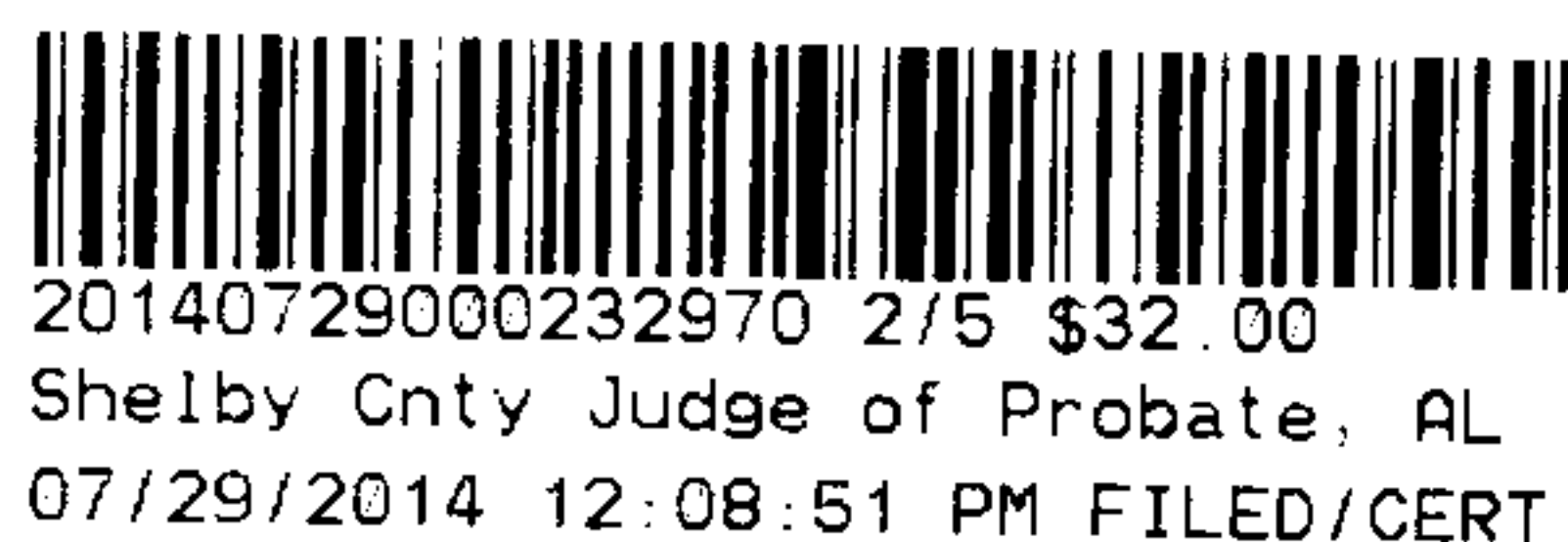
Paula Head (SEAL)
Notary Public

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.

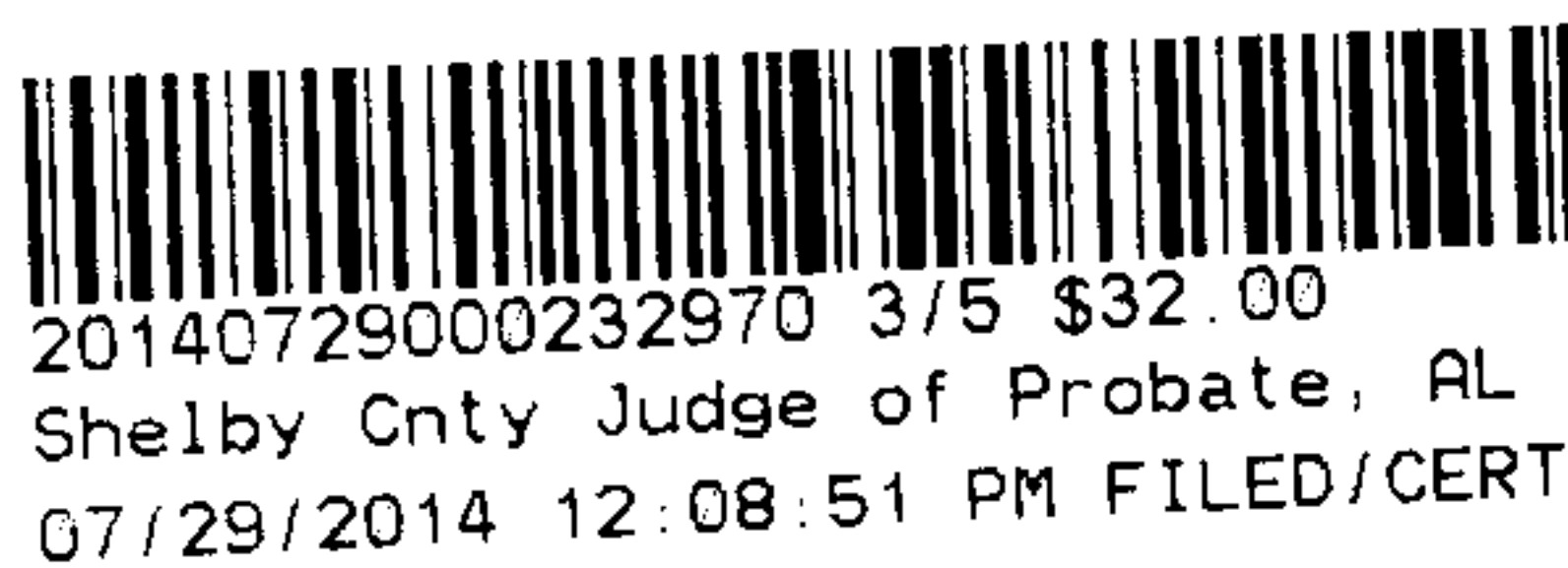
Paula Head (SEAL)
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **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.

Jimmy L. Seale (SEAL)
Notary Public



That portion of Parcel B described hereunder located in the S 1/2 of the N 1/2 of the SW 1/4 of Section 11, Township 20 South, Range 3 West, being 7.6 acres, more or less, and further identified as Parcel No. 13-1-11-0-000-001.008 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

ALSO, that portion of Parcel B described hereunder located in the S 1/2 of the SW 1/4 of Section 11, Township 20 South, Range 3 West, being 22.5 acres, more or less, and further identified as Parcel No. 13-1-11-3-001-001.003 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

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

Begin at the Southwest Corner of Section 11, T-20S, R-3W; thence run easterly along the south boundary of said Section 11 for 528.00 feet; thence turn a deflection angle of 53 deg. 03 min. 35 sec. to the left and run northeasterly for 1671.26 feet; thence turn a deflection angle of 79 deg. 20 min. 42 sec. to the left and run 131.45 feet; thence continue in the same direction along a curve to the left, having a radius of 858.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 178.49 feet to the end of said curve; thence continue in a northwesterly direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the left, having a radius of 499.18 feet and a central angle of 18 deg. 57 min. for an arc distance of 165.10 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 322.63 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 85 deg. 31 min. 08 sec. to the left and run along said right-of-way for 194.81 feet; thence turn a deflection angle of 90 deg. to the left and run along said right-of-way for 10.00 feet; thence turn a deflection angle of 90 deg. to the right and continue along said right-of-way along a curve to the right, having a radius of 612.96 feet and a central angle of 45 deg. 08 min. 16 sec., for an arc distance of 482.88 feet to the end of said curve, being a point on the north boundary of the SW 1/4 of the SW 1/4, Section 11, T-20S, R-3W; thence turn a deflection angle of 156 deg. 19 min. 45 sec. to the left and leaving said right-of-way run along the north boundary of said 1/4 1/4 for 351.68 feet; thence turn a deflection angle of 115 deg. 05 min. 36 sec. to the right and run 1470.67 feet to the Southwest Corner of Section 11, T-20S, R-3W, being the point of beginning of the parcel herein described. Said parcel is lying in the SW 1/4 of Section 11, T-20S, R-3W, and contains 30.1 acres. Parcel subject to easements and rights-of-way of record.

SIGNED FOR IDENTIFICATION:

Mechelle Bearden Finn
Mechelle Bearden Finn

Kim Bearden
Kim Bearden ~~Dudley~~ KB

Staci Bearden Ballard
Staci Bearden Ballard

Shannon Peoples White
Shannon Peoples White

Joel Lee Peoples
Joel Lee Peoples



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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 Staci Bearden Ballard
 Mailing Address 1853 Hami Hen Road
Pelham AL 35124
 Mechelle Bearden Finn, Kim Bearden Dudley,
 Shannon Peoples White, Joel Lee Peoples
 Property Address 1048 Helena Road
Helena, AL 35080

Grantee's Name Mechelle Bearden Finn
 Mailing Address 3232 Pup Run
Helena AL 35080

Date of Sale July 2, 2014
 Total Purchase Price \$1.00
 or
 Actual Value \$ 157,500
 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 Property

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 7/2/2014

Print Staci Bearden Ballard

☒ Unattested

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

(verified by)



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Form RT-1