


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


20140731000236460 1/5 \$32.00
Shelby Cnty Judge of Probate, AL
07/31/2014 01:29:48 PM FILED/CERT

SEND TAX NOTICE TO:

Shannon Peoples White/Joel Lee Peoples

172 Bearden Trail

Helena, AL 35080

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

Shannon Peoples White, 172 Bearden Trail, Helena, AL 35080, and
Joel Lee Peoples, 9487 Brook Forest Circle, Helena, AL 35080

(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 Dudley (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


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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

Commence at the Northeast Corner of the SW 1/4, Section 11, T-20S, R-3W; thence run westerly along the north boundary of said 1/4 for 444.94 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 536.74 feet to a point; thence turn a deflection angle of 62 deg. 28 min. 10 sec. to the left and run 252.64 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 420.00 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the right and run 210.00 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 105.00 feet; thence turn a deflection angle of 93 deg. 56 min. 52 sec. to the left and run 712.43 feet to the point of beginning. Said parcel is located in the NE 1/4 of the SW 1/4, Section 11, T-20S, R-3W, and contains 4.8 acres, more or less. Said property is further identified as Parcel No. 13-1-11-0-000-001.011 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

ALSO, Commence for the point of beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 3 West; run thence North 87 degrees 59 minutes 49 seconds West along the south line of said Northeast Quarter for 168.98 feet to the East right-of-way of Shelby County Highway Number 105; run thence North 31 degrees 05 minutes 11 seconds West along said right-of-way for 177.17 feet; run thence in a Northwesterly direction along said right-of-way and a radial curve to the right having a radius of 2814.79 feet, for an arc length of 901.74 feet; run thence North 34 degrees 48 minutes 11 seconds West along said right-of-way for 40.80 feet; run thence North 12 degrees 07 minutes 00 seconds West along said right-of-way for 220.60 feet; run thence North 33 degrees 25 minutes 58 seconds West along said right-of-way for 53.72 feet; run thence North 12 degrees 18 minutes 48 seconds West along said right-of-way for 71.78 feet; run thence South 88 degrees 01 minute 58 seconds East for 672.31 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 11; run thence South 00 degree 21 minutes 21 seconds West for 1088.50 feet; run thence South 00 degree 26 minutes 04 seconds West for 243.27 feet to the point of beginning. Said land being in Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, and containing 14.503 acres, more or less. Said property is further identified as Parcel No. 13-1-11-1-002-004.001 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

ALSO, the SE 1/4 of NE 1/4, north of Buck Creek and south of the railroad, Section 15, Township 20 South, Range 3 West. Said property is further identified as Parcel No. 13-5-15-1-001-001.001 in the Office of the Property Tax Commissioner of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Mechelle Bearden Finn
Mechelle Bearden Finn

Kim Bearden Dudley KB
Kim Bearden ~~Dudley~~ KB

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

Grantee's Name Shannon Peoples White
Mailing Address Joel Lee Peoples
172 Bearden Trail
Helena, AL 35080
Date of Sale July 2, 2014
Total Purchase Price \$1,000
or
Actual Value \$
or
Assessor's Market Value \$293,600.00

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 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

(verified by)

Sign Staci Bearden Ballard

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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