


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20140828000270550 1/3 \$96.50
Shelby Cnty Judge of Probate, AL
08/28/2014 09:51:32 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Six Thousand, Five Hundred and no/100's Dollars (\$76,500.00)** and other good and valuable consideration to the undersigned grantors,

Jeri Denise Downs Myers and husband, Robert Howell Myers, III

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Bearden Investments, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 86 and the South 5 feet of Lot 85, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

One of the grantors, Jeri Denise Downs Myers is one and the same person as Jeri Denise Downs, the grantee in that deed recorded in Book 235, Page 556 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 304, Page 11 and Misc. Book 19, Page 266.**
- 5. Restrictions appearing of record in Misc. Book 19, Page 269.**

TO HAVE AND TO HOLD, unto the said grantee, Bearden Investments, LLC

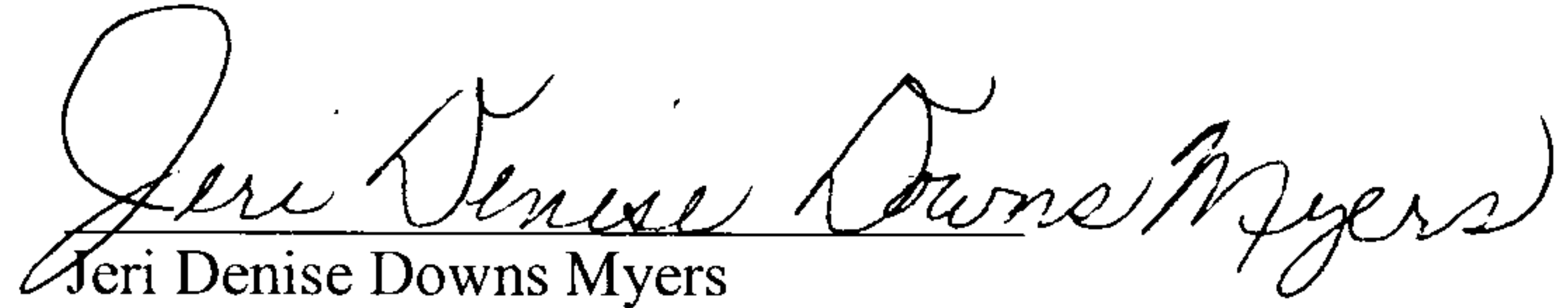
And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said

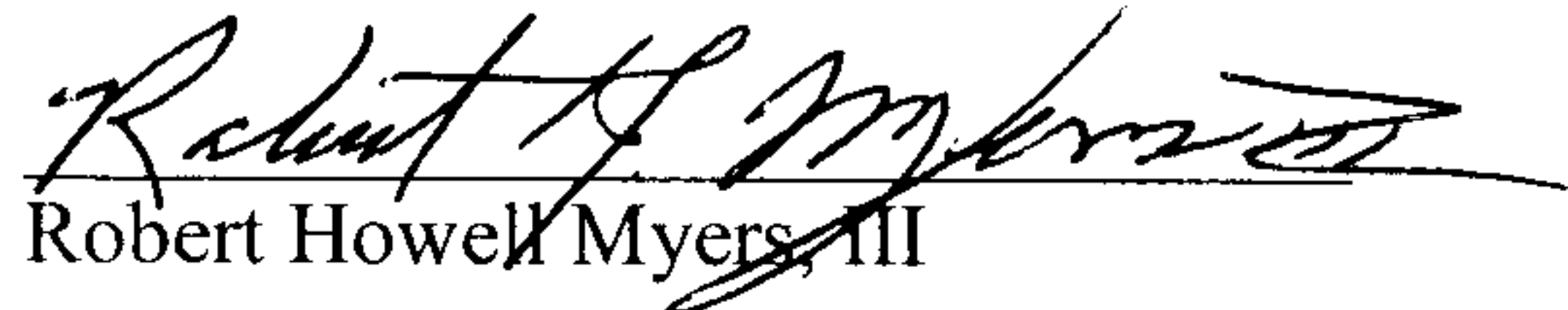
Shelby County, AL 08/28/2014
State of Alabama
Deed Tax: \$76.50

premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 22nd day of August, 2014.

ATTEST:


Jeri Denise Downs Myers


Robert Howell Myers, III

STATE OF ALABAMA
SHELBY COUNTY

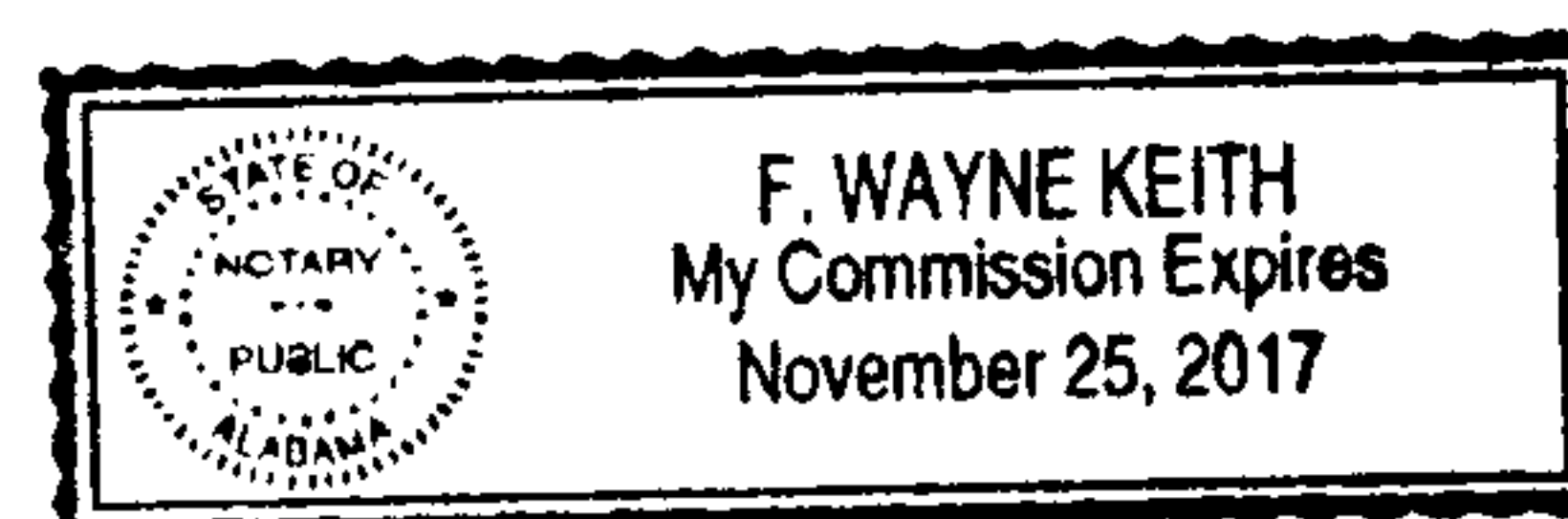
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Jeri Denise Downs Myers and Robert Howell Myers, III, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.


Given under my hand and seal this the 22nd day of August, 2014.



Notary Public

SEND TAX NOTICE TO:
Bearden Investments LLC
1699 Spring Creek Road
Montevallo, Alabama 35115




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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

Grantors' Name: Jeri Denise Downs Myers and Robert Howell Myers III

Mailing Address : 2539 Hawksbury Lane
Hoover, Alabama 35226

Grantee's Name: Bearden Investments LLC

Mailing Address: 1699 Spring Creek Road
Montevallo, Alabama 35115

Property Address: 712 Cahaba Manor Drive
Pelham, Alabama 35124

Date of Transfer: August 22, 2014

Total Purchase Price \$76,500.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: August 22, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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