

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Miller DeRamus
74 Shades Crest Road
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20141219000399850 1/3 \$115.00
Shelby Cnty Judge of Probate, AL
12/19/2014 03:09:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand No/00 Dollars (\$95,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gurney A. Beach and wife, Virginia T. Beach, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Miller DeRamus, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December, 2014.

Gurney A Beach
Gurney A. Beach

Virginia T. Beach
Virginia T. Beach

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gurney A. Beach and Virginia T. Beach, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 19th day of December, 2014.



William R Justice
Notary Public
My Commission Expires: 9/12/15

Shelby County, AL 12/19/2014
State of Alabama
Deed Tax: \$95.00

EXHIBIT "A"
LEGAL DESCRIPTION



20141219000399850 2/3 \$115.00
Shelby Cnty Judge of Probate, AL
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A portion of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 14, and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, described as follows: Begin at the S.E. corner of Section 14, Township 19 South, Range 2 East and run westerly along the south side of the said section for 2506.25 feet to the point of beginning. Then turn an angle of 86 deg. 57 min. 03 sec. to the right and run northerly for 310.12 feet to an iron at a fence corner, then turn an angle of 87 deg. 19 min. 15 sec. to the right and run easterly along a fence for 203.68 feet to an iron at a fence corner, then turn an angle of 81 deg. 27 min. 55 sec. to the left and run northerly along a fence for 323.15 feet to a point on the west right of way of the Georgia Central Railroad, then turn an angle of 24 deg. 10 min. 39 sec. to the left and run northwesterly along the west R.O.W. of said railroad for 106.80 feet to a fence line, then turn an angle of 65 deg. 35 min. 35 sec. to the left and run westerly along a fence for 869.13 feet to an iron at a fence corner, then turn an angle of 93 deg. 47 min. 26 sec. to the left and run southerly along a fence for 781.54 feet to a point on the north right of way of Shelby County Road No. 62, then turn an angle of 85 deg. 07 min. 56 sec. to the left and run easterly along the north R. O. W. of said road for 698.12 feet, then turn an angle of 97 deg. 09 min. 45 sec. to the left and run northerly for 33.34 feet to the point of beginning.

VTB S a B

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Gurney A. Beach & Virginia T. Beach
Mailing Address 945 Mockingbird Lane
Leeds, AL 35094

(Buyer)

Grantee's Name Miller DeRamus
Mailing Address 74 Shades Crest Rd
Hoover, AL 35226

Property Address: Highway 62
Vincent, AL
Shelby County, Alabama

Date of Sale 12/19/14

Total Purchase Price \$ 95,000.00
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 –


20141219000399850 3/3 \$115.00
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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 12/19/14

x Sign Virginia T. Beach
(Grantor/Grantee/Owner/Agent) circle one
Print Virginia T. Beach

☐ Unattested

(Verified by)