

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Dwayne Varden
131 Hwy 216
Montevallo, AL 35115

Assessed Value 68,910

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ESTATE OF HENRY FORD VARDEN, BY DWAYNE VARDEN AS EXECUTOR OF THE ESTATE OF HENRY FORD VARDEN, DECEASED, SHELBY COUNTY CASE NO. PR. 2014-000198**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **DWAYNE VARDEN**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See Attached Exhibit A.

NOTE: This instrument was prepared without evidence of title. This instrument is prepared for purposes of transfer out of an estate. No consideration was paid as it represents inheritance as set out in the Last Will and Testament of Henry Ford Varden. 36-2-03-1-001-008,000

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 2 day of December, 2014.

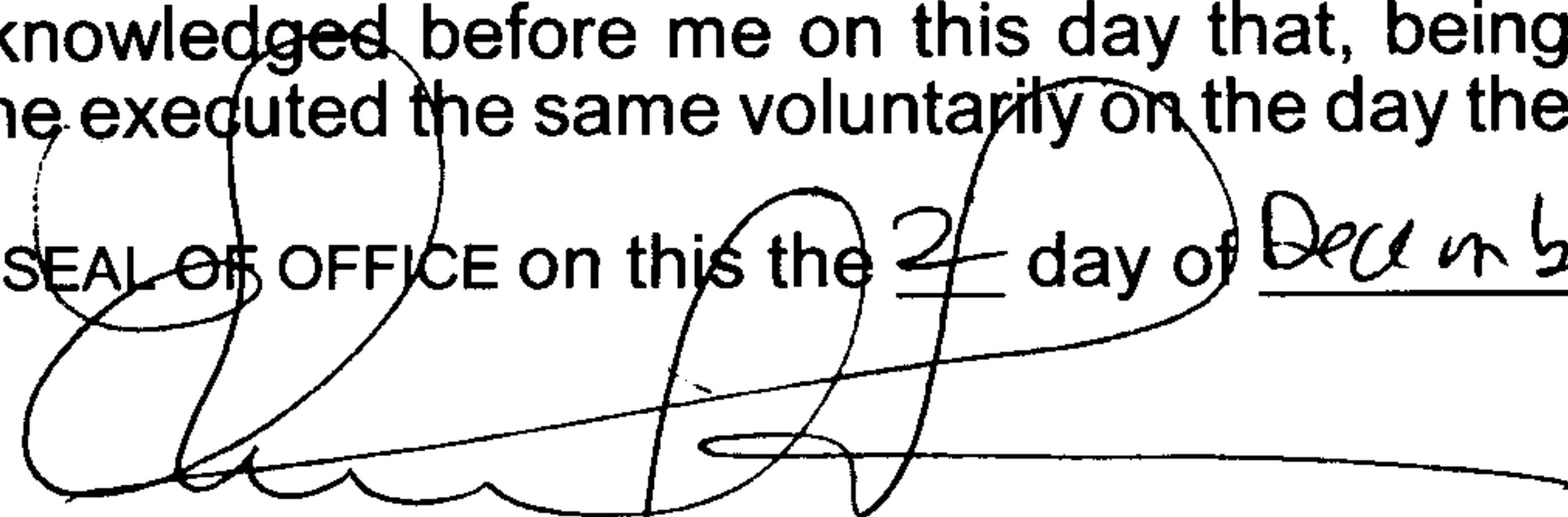
GRANTOR


**DWAYNE VARDEN AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
HENRY FORD VARDEN, DECEASED**

STATE OF ALABAMA)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **DWAYNE VARDEN**, as *personal representative of the Estate of Henry Ford Varden, deceased, said individual being authorized to execute the same on behalf of said estate, and* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of December, 2014.


NOTARY PUBLIC
My Commission Expires: 5/15/2016


20150211000044980 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/11/2015 12:41:20 PM FILED/CERT

Exhibit A

inShelby.....County, Alabama to-wit: A parcel of land in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Fractional Section 3, Township 24 North, Range 12 East described as follows: Begin at a point marked by an iron stake on the Easterly margin of the old Montevalle and Montgomery Public Road, which is 689 ft. Southwardly, from the center line of the main track of the Southern R.R. measuring along said Easterly margin of said public road; Thence in a Northwesterly direction 63 ft. to an iron stake, thence in a North-easterly direction 109 ft. to an iron stake; thence in a Northwesterly direction 208 ft. to an iron stake; thence in Southwesterly direction 338 ft. to an iron stake on the Easterly margin of said public road, thence in a Southerly direction along the Easterly margin of said public road 193 ft. to point of begining. This parcel of land being a part of the property conveyed by Fannie Kneell and husband, P. J. Kneell, to W. J. Varden, on the 15th day of September, 1936 and recorded in Deed Record 100, Page 129, in the office of Judge of Probate, Shelby County, Alabama.



20150211000044980 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/11/2015 12:41:20 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate
Mailing Address 131 Hwy 216
Montevallo AL 35115

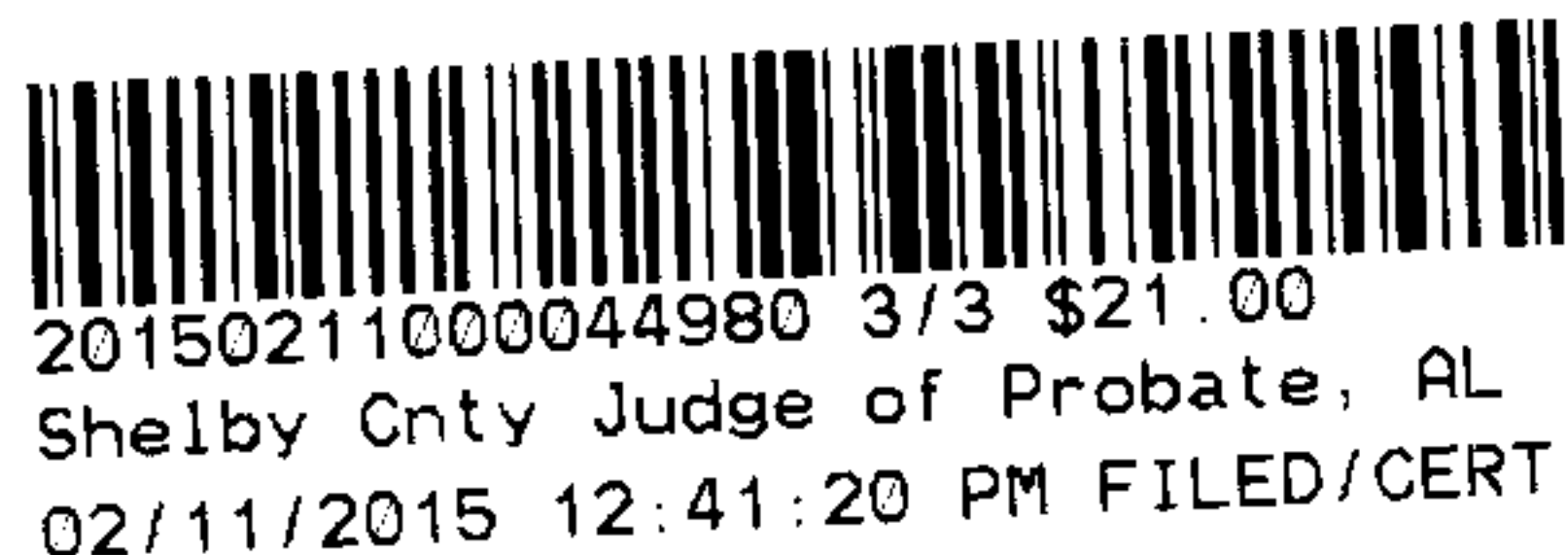
Grantee's Name _____
Mailing Address 131 Hwy 216
Montevallo AL 35115

Property Address 131 Hwy 216
Montevallo AL 35115

Date of Sale 2/10/15
Total Purchase Price \$ 0

or
Actual Value \$ Estate-transfer

or
Assessor's Market Value \$ 68,110.



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

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 2/10/15

Print Chris Smithman

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one