

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Rebekah H. Bell
762 Whidden Drive
Satsuma, AL 36572

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rachel Clevenger, n/k/a Rachel Bauer and Harold E. Bauer, wife and husband, whose mailing address is 261 Kings Crest Lane Pelham, 35124**, AL (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rebekah H. Bell, whose mailing address is 762 Whidden Drive, Satsuma, AL 36572** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 619 Bentmoor Drive, Helena, AL 35080**; to wit;

LOT 1423, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION PHASE TWO, AS RECORDED IN MAP BOOK 33, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$180,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Restrictions appearing of record in Instrument 20040813000455150, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of way to Shelby County, recorded in Deed Book 155, page 331, Deed Book 155, page 425 Lis Pendens Book 2, page 165 and Deed Book 156, page 203, in the Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company by instrument recorded in Deed Book 138, page 309, Deed Book 131, page 447, Deed Book 247, page 853, Deed Book 127, page 408, Deed Book 134, page 85, Deed Book 230, page 113, Deed Book 139, page 238, Deed Book 257, page 213 and Real 46, page 69 in the Probate Office of Shelby County, Alabama.

100 foot right of way to Birmingham Mineral Railroad Company, recorded in Deed Book 12, page 449, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 15, page 415, Deed Book 61, page 164, Real Volume 133, page 277 and Real Volume 321, page 629, together with the appurtenant rights to use the surface, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipe line, as recorded in Deed Book 112, Page 584 and Deed Book 257, page 213, in the Probate Office of Shelby County, Alabama.

Right of way to McKenzie Mineral Methane Corporation, recorded in Deed Book 259, page 610 in the Probate Office of Shelby County, Alabama.

Timber Deed recorded in Instrument 1997/28869, in the Probate Office of Shelby County, Alabama.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of April, 2015.

Rachel Cleverger
Rachel Clevenger, n/k/a Rachel Bauer

Harold E. Bauer
Harold E. Bauer

State of Alabama

}

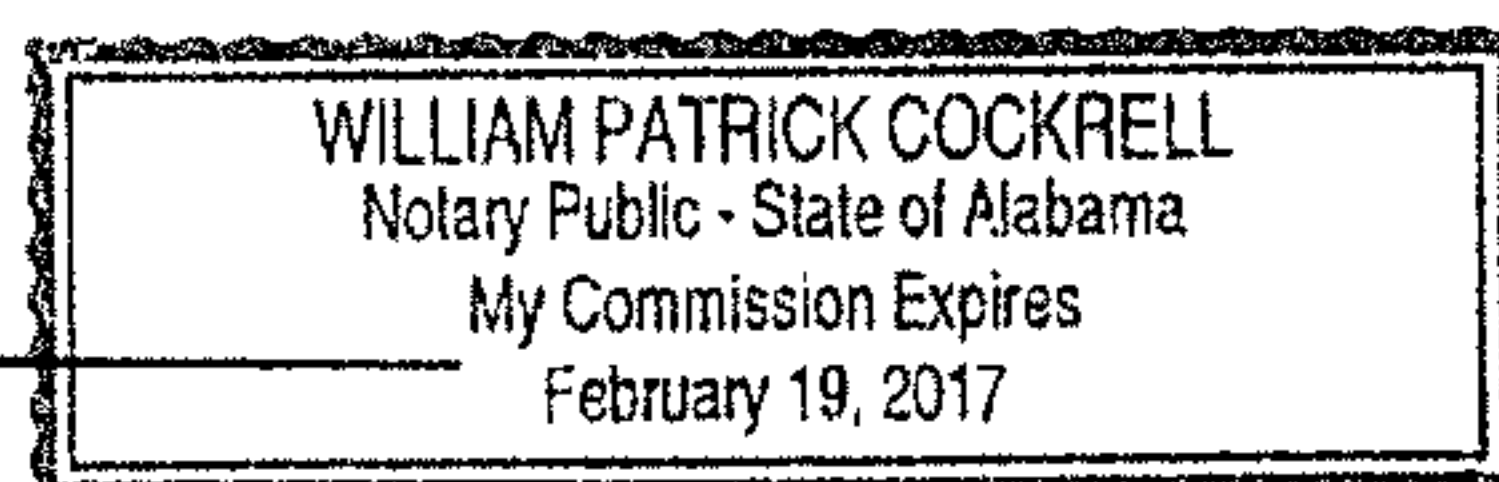
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Rachel Clevenger, n/k/a Rachel Bauer and Harold E. Bauer, wife and husband, whose names 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of April, 2015.

William Patrick Cockrell
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	Rachel Clevenger, n/k/a Rachel Bauer Harold E. Bauer	Grantee's Name	Rebekah H. Bell
Mailing Address	261 Kings Crest Lane Pelham AL 35124 AL	Mailing Address	762 Whidden Drive Satsuma, AL 36572
Property Address	619 Bentmoor Drive Helena, AL 35080	Date of Sale	April 09, 2015
		Total Purchase Price	\$200,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

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 of 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	April 08, 2015	Print	William Cockrell
Unattested	(verified by)	Sign	Rebekah Bell
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2015 08:39:23 AM
\$40.00 CHERRY
20150413000116720

James W. Fuhrmeister