

1501220

SEND TAX NOTICE TO:  
Gary A. Beecher  
171 Enclave Avenue, Calera, AL 35040

20150617000202930  
06/17/2015 10:56:53 AM  
DEEDS 1/3

WARRANTY DEED  
JOINT TENANCY

State of Alabama  
County of Shelby

That in consideration of One Hundred Sixteen Thousand and 00/100 (\$116,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Christopher Wade and Jamie Wade, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Gary A. Beecher and Lyndsey Bowden

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

LEGAL DESCRIPTION ATTACHED

Subject to:

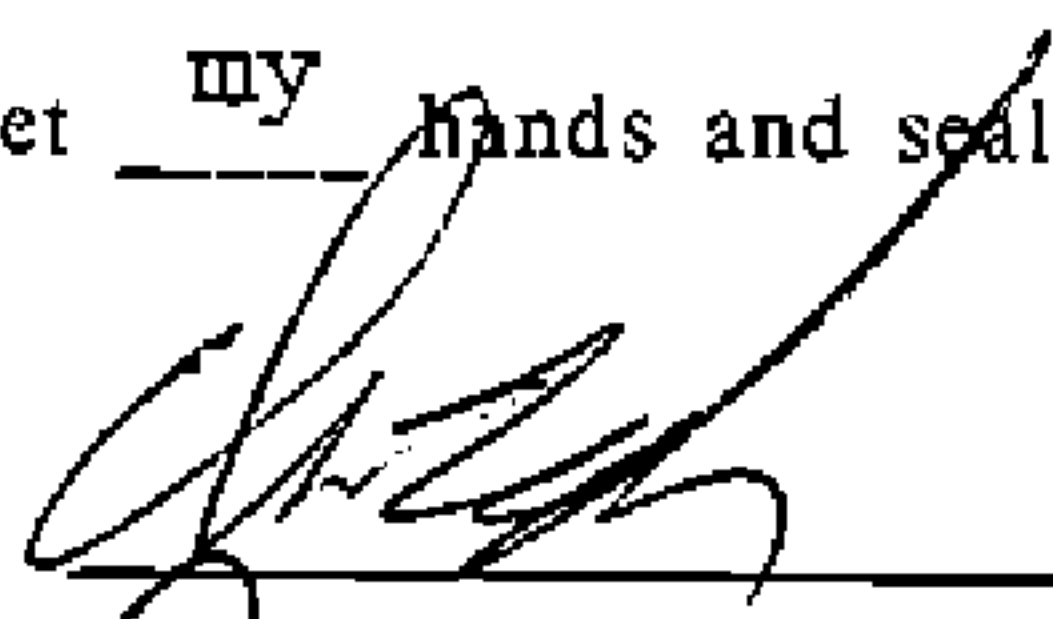
1. Taxes for the year 2015 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

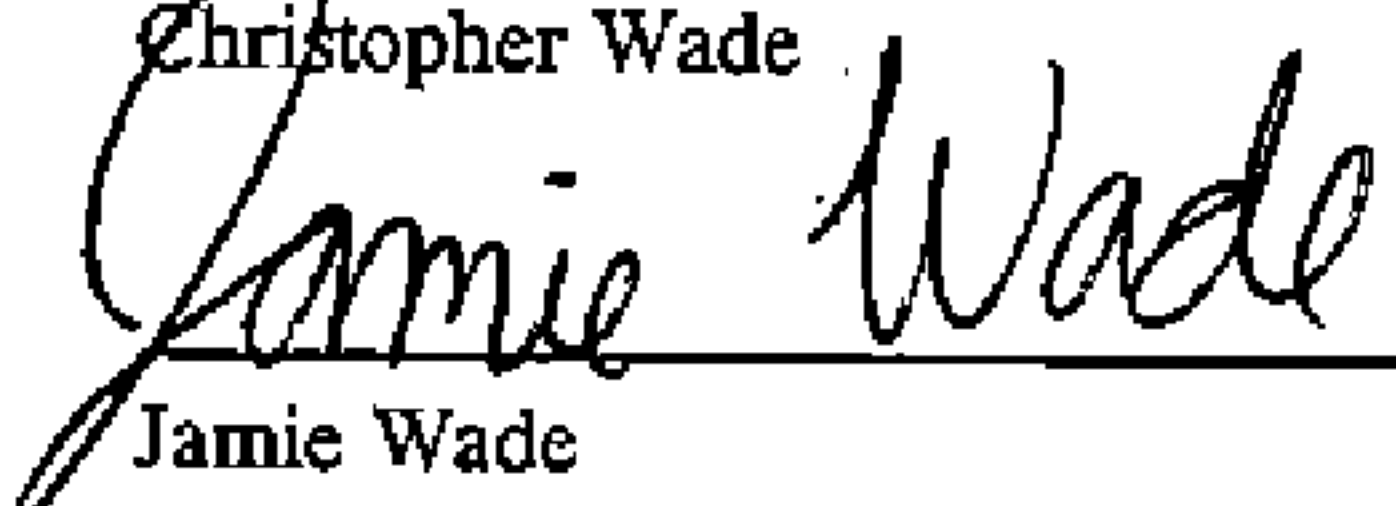
3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 113,898.00 EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF the undersigned has set my hands and seals on this 16 day of June, 2015.

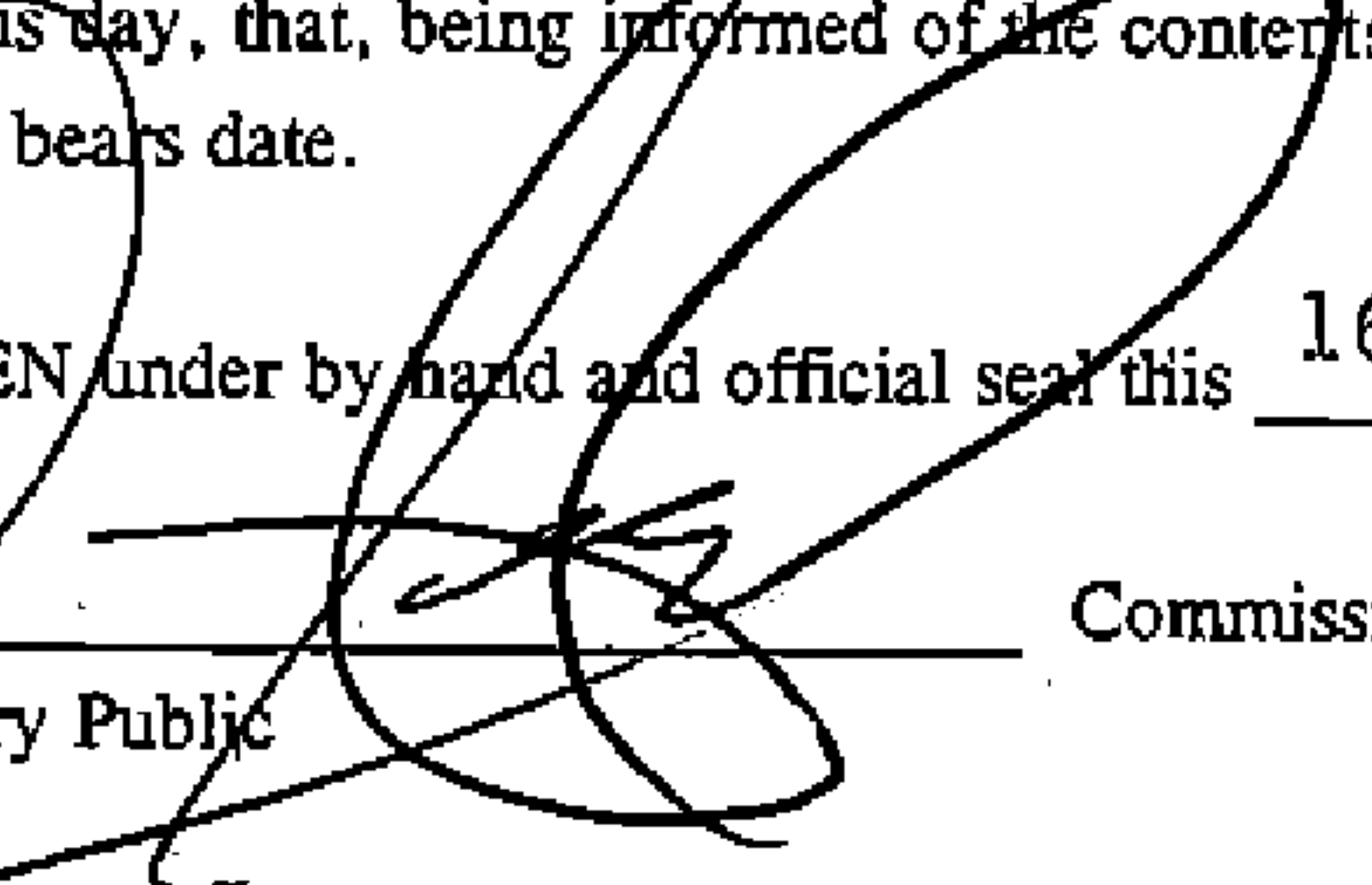
  
\_\_\_\_\_  
Christopher Wade

  
\_\_\_\_\_  
Jamie Wade

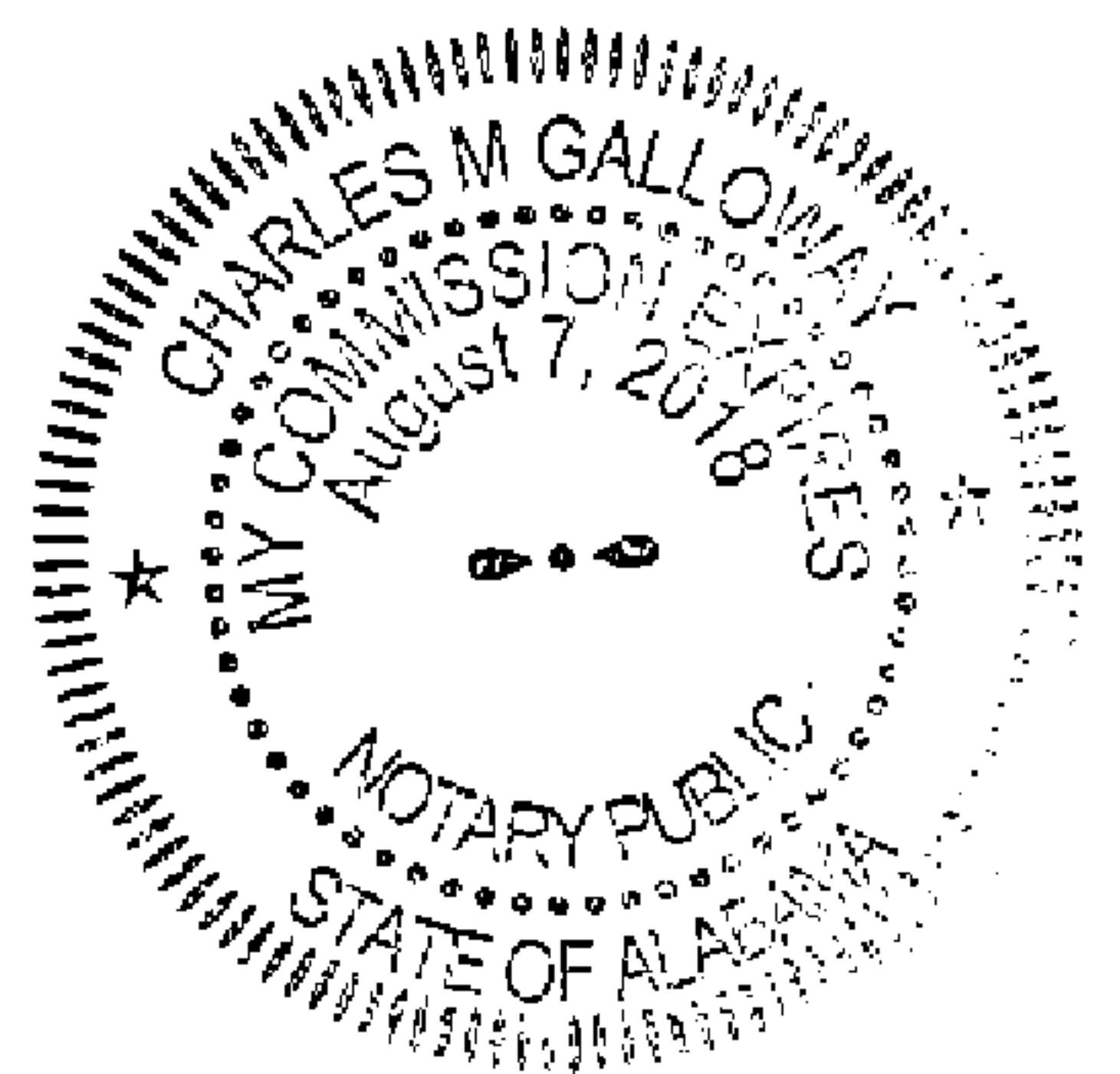
(STATE OF ALABAMA)  
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Christopher Wade and Jamie Wade, 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 they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 16 day of June, 2015.

  
\_\_\_\_\_  
Notary Public Commission Expires 8-7-2018

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071



## EXHIBIT "A"

### LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby County, Alabama, said parcel also known as Lot 24 according to 'The Enclave, Phase I, as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the northernmost corner of Lot 24 according to The Enclave, Phase I, as recorded in Map 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama, and run South 25° 19' 51" East along the northeasterly line of said Lot 24 for a distance of 60.00 feet; thence leaving said northeasterly line run South 61° 13' 20" West along the common line of Lots 24 and 23 for a distance of 95.37 feet (plat 114.44 feet) to the northeasterly right-of-way line of Enclave Avenue (right-of-way width: 50 feet) and to a non-tangent curve to the right having a central angle 11° 51' 46", a radius of 225.00 feet and a chord bearing North 31° 15' 41" West for a distance of 46.50 feet; thence leaving said common line run in a northwesterly direction along said right-of-way line and along the arc of said curve for a distance of 46.59 feet; thence run North 25° 19' 51" West along said right-of-way line for a distance of 19.47 feet; thence leaving said right-of-way line run North 64° 40' 09" East for a distance of 100.00 feet to the POINT OF BEGINNING.

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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

Grantor's Name Christopher Wade  
Mailing Address 171 Enclave Avenue  
Calera, AL 35040

Grantee's Name Gary Beecher and Lyndsey Bowden  
Mailing Address 171 Enclave Avenue  
Calera, AL 35040

Property Address 171 Enclave Avenue  
Calera, AL 35040

Date of Sale June 16, 2015  
Total Purchase Price \$116,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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AM DEEDS 3/3

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 - Christopher Wade, 171 Enclave Avenue, Calera, AL 35040.

Grantee's name and mailing address - Gary Beecher and Lyndsey Bowden, , ,

Property address - 171 Enclave Avenue, Calera, AL 35040

Date of Sale - June 16, 2015

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: June 16, 2015

Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/17/2015 10:56:53 AM  
\$22.50 CHERRY  
20150617000202930