

WARRANTY DEED
NO TITLE WORK PERFORMED ON THIS PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, that Jo Ann Beverly Brown, Edwin Eugene Brown and Fred O. Beverly, III. (herein referred to as Grantors) do grant, bargain, sell, and convey unto Fred O. Beverly, III., a single man, (herein referred to as Grantee) the following described real estate situated in the State of Alabama, County of Shelby, to-wit:

Commencing at a found metal "I" Beam standing 6" tall in Ring of Stones, painted yellow with yellow painted witness trees, locally accepted as the NW corner SW1/4 NW1/4 of Fractional Section 21, Township 1 West, Range 22 South, Huntsville Meridian, Shelby County, Alabama.

THENCE N 88°57'08" E a distance of 1556.35' along the North line of the forty to a point the NW corner of the parcel being described and the Point of Beginning as witnessed by an iron pin offset under existing East-West Fence line that is S 20°48'00" E 12.11' from true corner; THENCE N 88°57'08" E a distance of 1078.37' along the North line of the parcel to a found 3 way barbed wire fence corner, an 8in. diameter creosote fence corner post and the NE corner of the parcel being described;

THENCE S 00°13'25" E a distance of 1121.82' along the East line of the parcel and generally following a barbed wire fence to a 56" diameter Sweet gum tree fence corner and gate post;

THENCE S 85°02'10" W a distance of 52.23' along said East line of the parcel and following said barbed wire fence to a found 3/8" diameter metal rebar pin standing 6" tall on West side of barbed wire fence corner;

THENCE S 04°42'29" W a distance of 186.92' along the East line of the parcel and following said barbed wire fence to a metal "T" post fence corner and the SE corner of the parcel being described;

THENCE S 89°19'18" W a distance of 521.72' along the South line of the parcel and generally following said barbed wire fence to an iron pin set and the SW corner of the parcel being described;

THENCE N 20°48'00" W a distance of 1389.65' along the dividing line and West line of the parcel to the Point of Beginning and containing an area of 1080756.76 square feet, or 24.81 acres, more or less SAID parcel lying in the SE1/4 NW1/4 of Fractional Section 21 as referenced above.

TOGETHER with a non-exclusive easement for ingress and egress being more particularly described as follows:

Commence at the SW corner of Fraction "G" of Section 21, Township 22 South, Range 1 West, Shelby County, Alabama; Thence turn an angle right of 5 degrees 35 minutes 16 seconds from the West line of said Fraction "G" run Northeasterly along a fence for 190.47 feet to a fence corner and the Point of Beginning; Thence 79 degrees 36 minutes 25 seconds run right Northeasterly along a fence for 265.03 feet; Thence 1 degrees 35

minutes 12 seconds right continue along said fence for 206.35feet to the Westerly R/W of Shelby County Highway # 86; Thence 112 degrees 00 minutes right run Southwesterly along said R/W for 16.18feet; Thence 68 degrees 00 minutes right run 200.08feet; Thence 1 degrees 35 minutes 12 seconds left for 267.57 feet to a fence; Thence continue along same line an additional 50.83 feet to a point; Thence turn an angle of 100 degrees 23 minutes 35 seconds right and run 15.25 feet to the northwesterly comer of a parcel of land deeded to Clayton R. Seale and Imogene Seale by Fred O. Beverly, Jr., as recorded in Instrument # 1992-23945; Thence 79 degrees 36 minutes 25 seconds right and run 50.83 feet to the Point of Beginning.

All the above described property being situated in Shelby County, Alabama.

The above deed description furnished by Grantors and Grantee.

Said property is not part of the homestead of the Grantors.

Together with all and singular the tenements, hereditaments, and appurtenances there unto belonging or in anyway appertaining to any parcel or property transferred by this conveyance.

This conveyance is subject to any and all easements and rights of way of record.

Prior Deed Reference: Deed Book 255 at Page 92

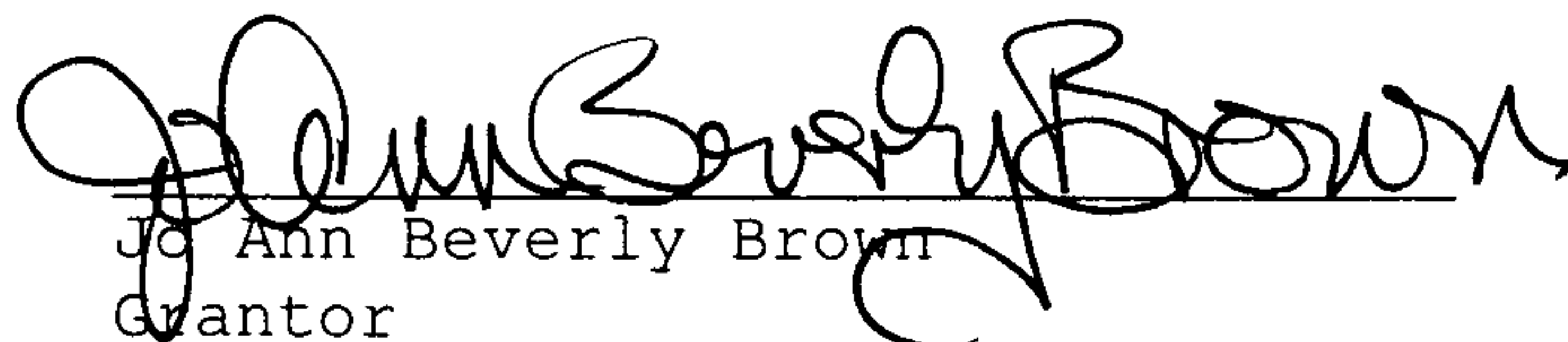
INST #1992-30740. 20141203000380300

TO HAVE AND TO HOLD the foregranted premises to the said Grantee, his heirs and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, The Grantors have hereunto set their hands and seals on this the ___day of July, 2015.


20150804000267740 2/4 \$55.50
Shelby Cnty Judge of Probate, AL
08/04/2015 12:35:36 PM FILED/CERT


Jo Ann Beverly Brown
Grantor


Edwin Eugene Brown
Grantor

Fred O. Beverly III
Fred O. Beverly, III.
Grantor

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public for the State of Alabama at large, hereby certify Jo Ann Beverly Brown and Edwin Eugene Brown whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of this conveyance, they have executed the same on the day the same bears date.

Given under my hand and seal this 4 day of August, 2015.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

STATE OF ALABAMA
COUNTY OF CLAY

I, the undersigned, a Notary Public for the State of Alabama at large, hereby certify Fred O. Beverly, III., whose name is signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of this conveyance, he has executed the same on the day the same bears date.

Given under my hand and seal this 4 day of August, 2015.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

This instrument prepared by:
John Keith Warren
P.O. Box 566
Ashland, Alabama 36251
256-354-5711


20150804000267740 3/4 \$55.50
Shelby Cnty Judge of Probate, AL
08/04/2015 12:35:36 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 JoAnn Beverly Brown
Mailing Address 2475 Huntington Glen Dr.
Birmingham AL 35224

Grantee's Name Fred O. Beverly III
Mailing Address 3034 State Lake Rd
Lineville, AL
36266

Property Address 5847 Hwy 86
Calera AL 25040

Date of Sale Aug 4, 2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 47,139 ^{2/3} 31,426.


20150804000267740 4/4 \$55.50
Shelby Cnty Judge of Probate, AL
08/04/2015 12:35:36 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documental 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 referred 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, 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).

at

X Unattested Karen Melsen
(verified by)

Print JoAnn Beverly Brown
Sign JoAnn Beverly Brown
(Grantor/Grantee/Owner/Agent) circle one