

TO BE FILED IN SHELBY COUNTY,
ALABAMA, DEED BOOK RECORDS

Shelby County, AL 11/10/2015
State of Alabama
Deed Tax: \$361.50

This Instrument prepared
(without the benefit of a title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 43583
Birmingham, Alabama 35243

Send Tax Notice To:
KENNETH A. BEIL, Trustee
110 Westover Rd.
Harpersville, AL 35078

STATE OF ALABAMA)
)
SHELBY COUNTY)


20151110000390380 1/4 \$384.50
Shelby Cnty Judge of Probate, AL
11/10/2015 11:24:04 AM FILED/CERT

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 9th day of November, 2015, by **KENNETH A. BEIL** and **ELIZABETH COLEEN BEIL**, husband and wife (hereinafter referred to as the "Grantors"), to **KENNETH A. BEIL, TRUSTEE OF THE KENNETH A. BEIL REVOCABLE TRUST DATED NOVEMBER 9, 2015** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

All that part of the SW 1/4 of the NE 1/4 of Section 30, Township 19 South, Range 2 East lying North of New U.S. Highway 280 and South of Old (Florida Short Route) U.S. Highway 280, being situated in Shelby County, Alabama.

The SW 1/4 of SE 1/4, Section 19, Township 19 South, Range 2 East. Also an easement 70.0 feet in width, 35 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19 South, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West right of way line of Old (Florida Short Route) U.S. Highway 280; thence turn an angle of 83 deg. 12 min. to the right and run along said right of way a distance of 197.40 feet; thence turn an angle of 2 deg. 58 min to the left and run a distance of 337.10 feet to a point on said right of way line; thence turn an angle of 47 deg. 31 min. to the left and run a distance of 193.48 feet to a point on the East right of way of Old (Florida Short Route) U.S. Hwy 280 and the point of beginning; thence turn an angle of 53 deg. 28 min to the left and run a distance of 75.32 feet; thence turn an angle of 11 deg. 26 min. to the left and run a distance of 399.13 feet; thence turn an angle of 53 deg. 28 min. to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13 min. to the right and run a distance of 340.14 feet to a point on East line of NE 1/4 of NW 1/4 of Section 30, Township 19 South, Range 2 East, which point is 35.00 feet south from the northeast corner and the point of ending. Also an easement 70.00 feet in width, 35.00 feet on each side of a centerline described as: Commence at the NW corner of the NW 1/4 of NE 1/4 of said Section 30, Township 19 South, Range 2 East; thence run south a distance of 35.00 feet to the point of beginning; thence turn an angle of 148 deg. 30 min. to the left and run a distance of 66.99 feet to

the point of ending, which point is 57.11 feet east of the NW corner of the NW 1/4 of the NE 1/4 of said section 30 situated in Shelby County, Alabama.

All that part of the W 1/2 of the NE 1/4 of Section 30, Township 19 South, Range 2 East, which lies North of Florida Short Route ("Old") U.S. Highway 280 right of way except easement conveyed to Weeks and Starcher as described in Deed Book 234, page 48 in the Probate Office of Shelby County, Alabama.

Source of Title: Document number 20091229000471470 recorded December 29, 2009 in the records of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2015 and subsequent years; and
2. All other matters of record affecting the Property as shown in the Office of the Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

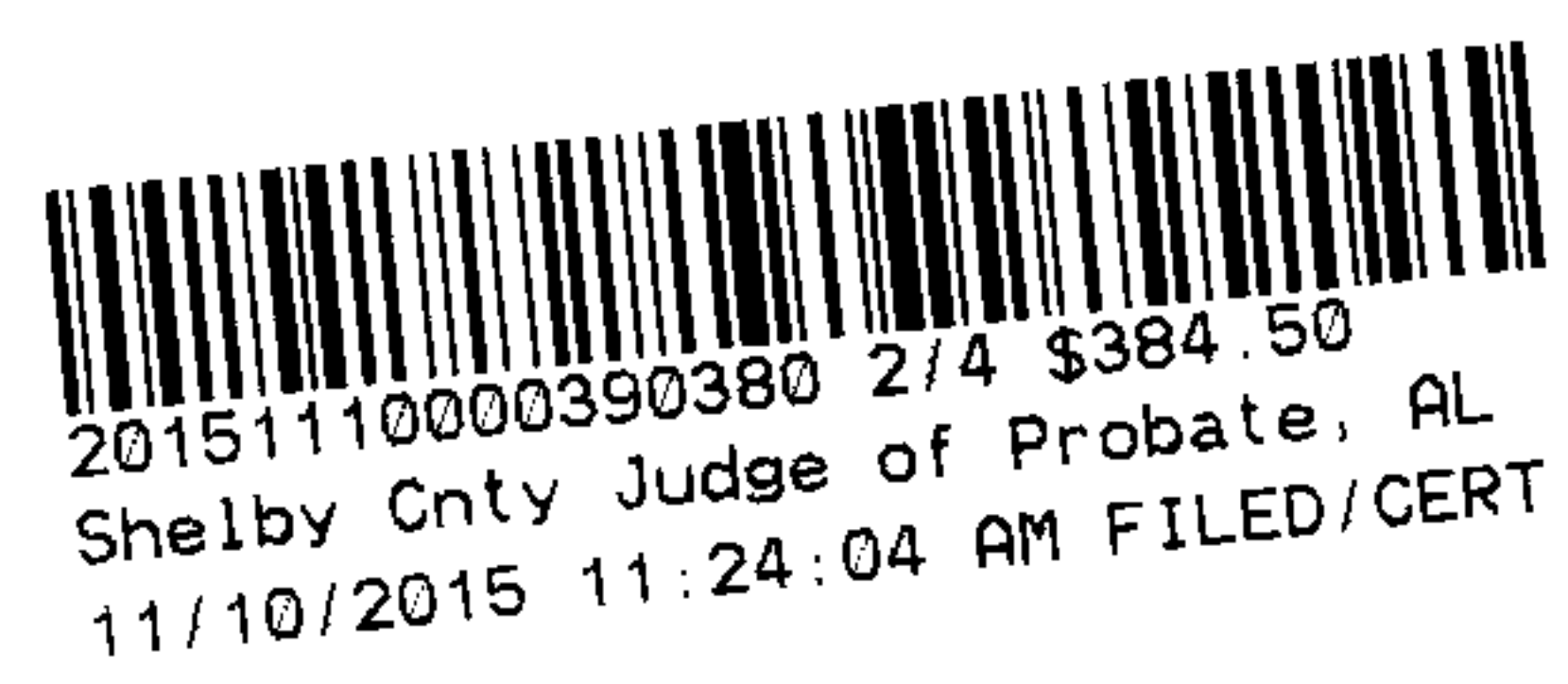
And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell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

IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed on the date first written above.

GRANTOR:


KENNETH A. BEIL


ELIZABETH COLEEN BEIL

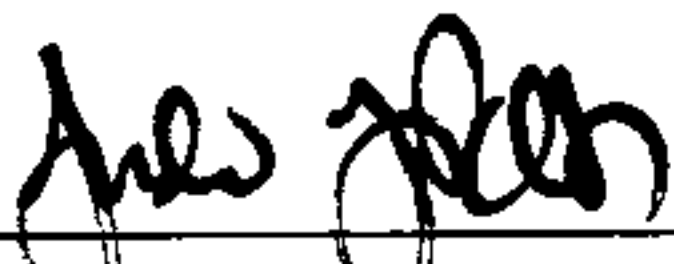


STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that **KENNETH A. BEIL**, a married man, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of November, 2015

[Notary Seal]



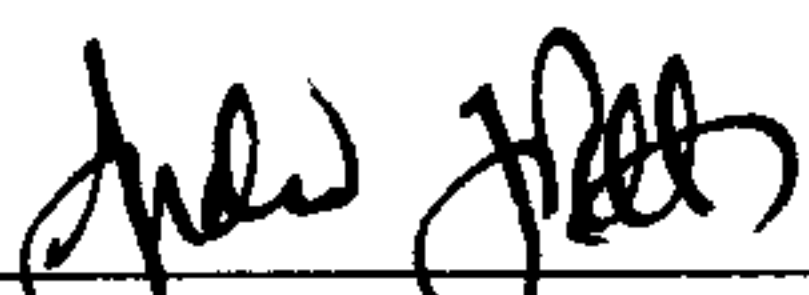
Notary Public
My Commission Expires: 4-11-2019

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that **ELIZABETH COLEEN BEIL**, a married woman, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of November, 2015

[Notary Seal]



Notary Public
My Commission Expires: 4-11-2019


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Shelby Cnty Judge of Probate, AL
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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 KENNETH A. BEIL Grantee's Name KENNETH A. BEIL, REVOCABLE TRUST DATED NOV 2015
Mailing Address 110 Westover Rd Mailing Address 110 Westover Rd
Harpersville, AL 35078 Harpersville, AL 35078

Property Address 110 Westover Rd Date of Sale Nov 9, 2015
Harpersville, AL 35078 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 361,470 -

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 SHELBY COUNTY - MARKET VALUE
☐ 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 11/9/2015

Print KENNETH A. BEIL

Unattested

Sign

Kenneth A. Beil

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

