


PELIS00344

Send tax notice to:
Samantha D. Charif
2025 Highway 93
Helena, AL 35080

This instrument prepared by
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20151204000414660 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
12/04/2015 01:17:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) in hand paid to the undersigned, **Samuel Beard, a married man**, (hereinafter referred to as "Grantor"), by **Samantha D. Charif** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast quarter of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of said Northeast quarter; thence in a southerly direction along the easterly line of said Section 23, a distance of 21.93 feet to the northwesterly right of way line of a county road; Thence 57 degrees 03 minutes right, in a southwesterly direction along said right of way line, a distance of 615.88 feet to the point of a curve to the left, having a radius of 2864.72 feet; thence continue in a southwesterly direction along said curve and right of way line, a distance of 766.16 feet to an end of said curve; thence continue in a southwesterly direction along a line tangent to said curve and right of way line, a distance of 285.00 feet to the point of beginning; thence continue along last described course and right of way line, a distance of 210.00 feet; thence 90 degrees right, in a northwesterly direction, a distance of 622.29 feet; thence 90 degrees right, in a northeasterly direction, a distance of 210.00 feet; thence 90 degrees right in a southeasterly direction, a distance of 622.29 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$186,558.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

Shelby County, AL 12/04/2015
State of Alabama
Deed Tax: \$3.50


The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 17th day of November, 2015.



Samuel Beard



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STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Beard, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 17th day of November, 2015.

(Notary Seal)



Notary Public
Print Name: *DAVID W. LEWIS*
Commission Expires:

3/25/17



Real Estate Sales Validation Form

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

Grantor's Name SAMUEL BEARD
Mailing Address 51 SADDLEFORD DR
EMERYVILLE TN 37334

Grantee's Name SAMANTHA D. CHASE
Mailing Address 2025 HWY 93
HELENA, AL 35080

Property Address 2025 HIGHWAY 93
HELENA AL 35080

Date of Sale 11-17-15

Total Purchase Price \$ 190,000

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☒ 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 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 11/17/15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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