

20151223000437350 1/5 \$36.50
Shelby Cnty Judge of Probate, AL
12/23/2015 11:32:37 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned PAULA AILENE NIX STEPHENS and husband, JAMES T. STEPHENS, whose address is 500 Comanche Street, Montevallo, Alabama 35115, and CATHY DIANE NIX BEARDEN and husband, JOHN L. BEARDEN, JR., whose address is 1699 Spring Creek Road, Montevallo, Alabama 35115, (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell, convey and specially warrant unto CATHY DIANE NIX BEARDEN and husband, JOHN L. BEARDEN, JR., whose address is 1699 Spring Creek Road, Montevallo, Alabama 35115, (hereinafter jointly referred to as "Grantees"), as joint tenants with full rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, all of our right, title and interest in and to the following-described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 1.3 acres, more or less, situated in the Southeast Quarter of Section 16 of Township 22 South, Range 3 West, commonly known as 1975 Ashville Road, Montevallo, Alabama (Shelby County Tax Parcel No. 27-5-16-4-001-003.000), being more particularly described as follows:

As a point of reference commence at the Southwest corner of the Southeast Quarter of said Section 16; thence run East 545 feet; thence run North 824 feet to the Point of Beginning of the tract of land herein conveyed; thence continue to run North 857 feet; thence run East 895 feet; thence run in a Southeasterly direction perpendicular to the Montevallo-Ashville Road (also known as Ashville Road, Montevallo-Siluria Road and Alabama State Highway No. 119) 207 feet to the Northwest boundary of the right-of-way of said road; thence run in a Southwesterly direction along the Northwest boundary of the right-of-way of said road 200 feet; thence run in a Northwesterly direction perpendicular to said road 140 feet; thence run in a Southwesterly direction parallel with said road 1000 feet; thence run in a Northwesterly direction perpendicular to said road 37 feet, more or less, to the Point of Beginning;

LESS AND EXCEPT the following-described tract of land: As a point of reference commence at the Southwest corner of the Southeast

Shelby County, AL 12/23/2015
State of Alabama
Deed Tax: \$8.50



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Quarter of said Section 16; thence run East 545 feet; thence run North 824 feet to the Point of Beginning of the tract of land herein excepted; thence continue to run North 857 feet; thence run East 636 feet; thence run in a Southeasterly direction perpendicular to said road 220 feet, more or less, to a point 140 feet from the Northwest boundary of the right-of-way of said road; thence run in a Southwesterly direction parallel to said road 900 feet; thence run in a Southeasterly direction perpendicular to said road 140 feet to the Northwest boundary of the right-of-way of said road; thence run in a Southwesterly direction along the Northwest boundary of the right-of-way of said road 100 feet; thence run in a Northwesterly direction perpendicular to said road 177 feet, more or less, to the Point of Beginning of said excepted tract of land.

The above-described land being that parcel of land conveyed by H. O. Wooley and wife, Rosa G. Wooley, to John W. Nix and wife, Cherry Farley Nix, by that certain Warranty Deed dated October 18, 1954, recorded in Book 169, beginning at Page 177, among the records in the office of the Judge of Probate of Shelby County, Alabama, less and except that parcel of land conveyed by John W. Nix and wife, Cherry Farley Nix, to Fayette Clinton Snow and wife, Clara Alice Snow, in that certain Warranty Deed dated December 29, 1955, recorded in Book 179, beginning at Page 509, among the records in the office of the Judge of Probate of Shelby County, Alabama.

The land conveyed by this deed is the same land that was conveyed by Cherry Farley Nix to Cathy Diane Nix Bearden and Paula Ailene Nix Stephens as tenants in common by that certain Warranty Deed dated July 21, 2010, recorded as Document No. 20100727000239330 among the records in the office of the Judge of Probate of Shelby County, Alabama.

Shelby County Tax Parcel No. 27 5 16 4 001 003.000

It being the specific intent of Grantors to convey and specially warrant to Grantees, and Grantors do hereby convey and specially warrant to Grantees, all of the land and real property interests which they own in the South Three-Fourths of the Southeast Quarter of Section 16 of Township 22 South, Range 3 West, Shelby County, Alabama, whether more properly described above or not.

This conveyance is made subject to all easements, rights-of-way and restrictions of record, if any, and all zoning ordinances and is made without warranty of title whatsoever.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever, together with every contingent remainder and right of reversion.

We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that we have a good

right to sell and convey the same as aforesaid, that we will, and 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 persons.

25th IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day of December, 2015.



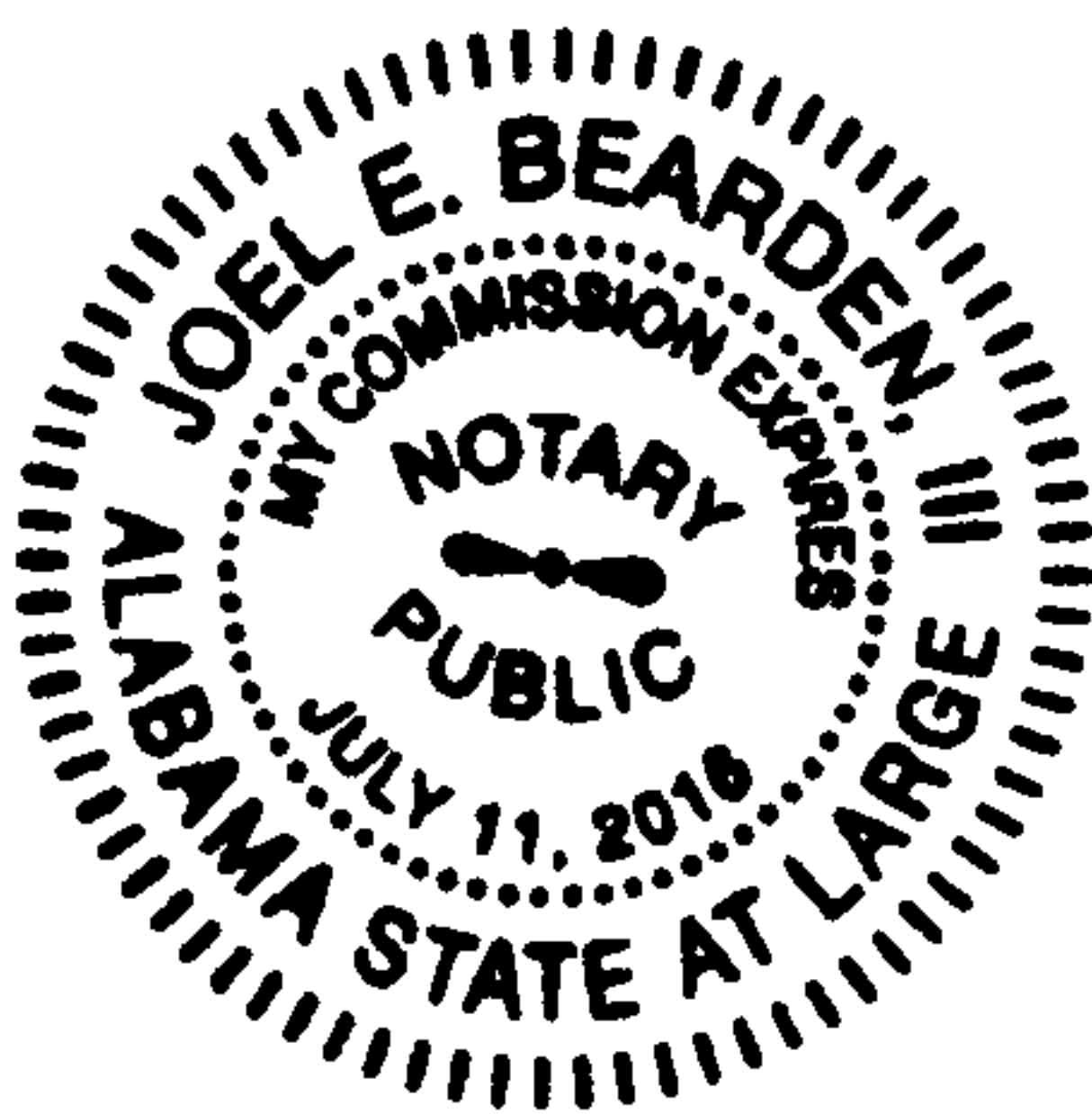
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Paula Ailene Nix Stephens
PAULA AILENE NIX STEPHENS

James T. Stephens
JAMES T. STEPHENS

Cathy Diane Nix Bearden
CATHY DIANE NIX BEARDEN

John L. Bearden, Jr.
JOHN L. BEARDEN, JR.



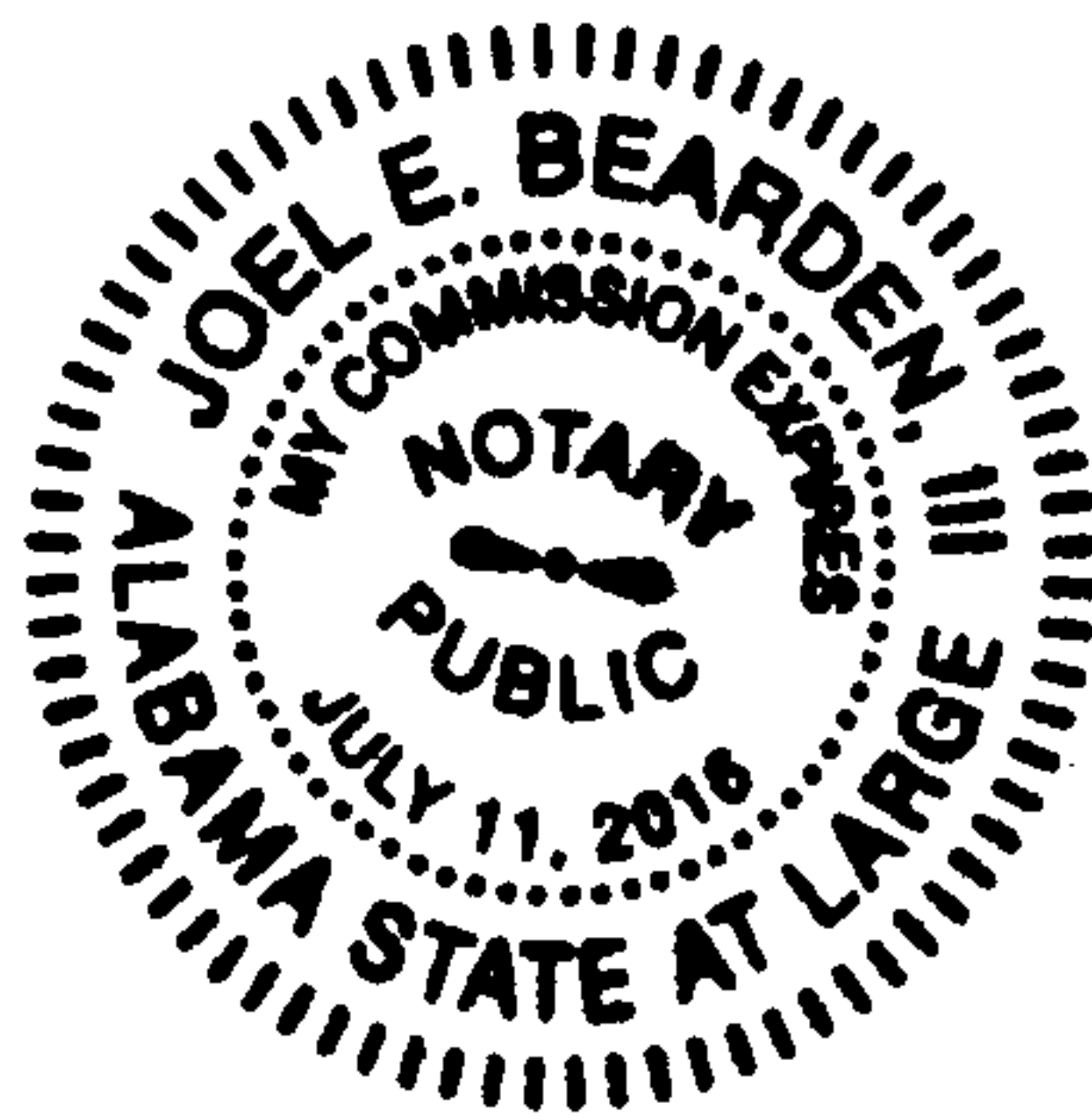
Joel E. Bearden III

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned notary public in and for said County and State, do hereby certify that PAULA AILENE NIX STEPHENS and husband, JAMES T. STEPHENS, who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument, they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23rd day of December, 2015.

(SEAL)



Joel E. Bearden III
Notary Public in and for Shelby County, Alabama
My commission expires: 7/11/16

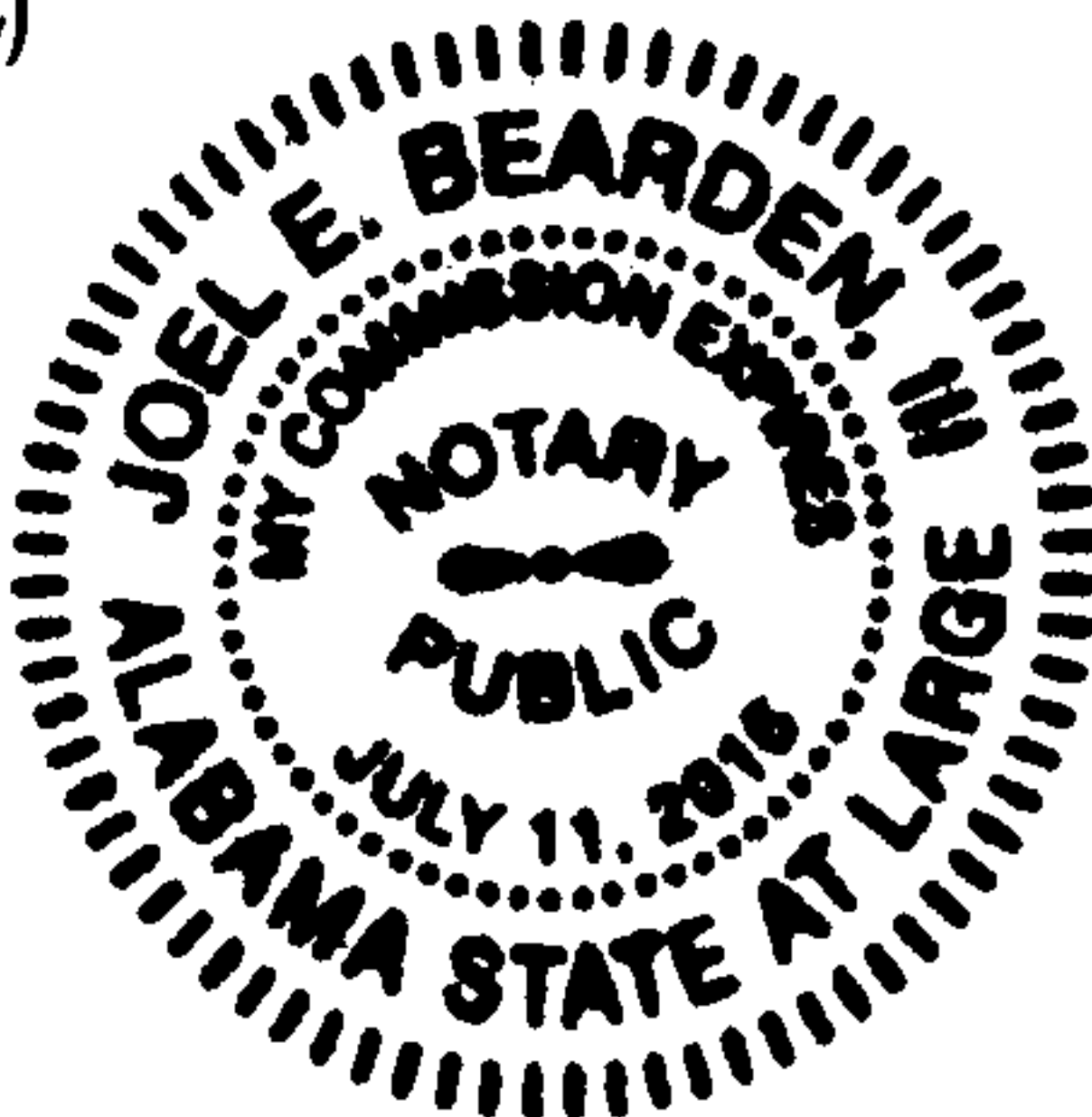
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STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned notary public in and for said County and State, do hereby certify that CATHY DIANE NIX BEARDEN and husband, JOHN L. BEARDEN, JR., who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument, they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23rd day of December, 2015.

(SEAL)



Joel E. Bearden III
Notary Public in and for Shelby County, Alabama
My commission expires: 7/11/16

The above and foregoing instrument was prepared by James M. Nix of Jones and Nix, PLLC, Post Office Box 55601, Jackson, Mississippi 39296-5601, telephone (601) 948-6800, without benefit of title examination.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

~~Paula Aileen Nix Skyles - James T. Skyles~~
~~Cathy Dine Nix Bearden - John L. Bearden Jr.~~
1699 Spring Creek Rd.
Montevallo, AL 35115

Grantee's Name
Mailing Address

Cathy Dine Nix & John L. Bearden Jr.
1699 Spring Creek Rd.
Montevallo, AL 35115

Property Address

1975 Spring Creek Rd.
Montevallo, AL 35115

Date of Sale

12/23/15

Total Purchase Price \$

or

Actual Value \$

or

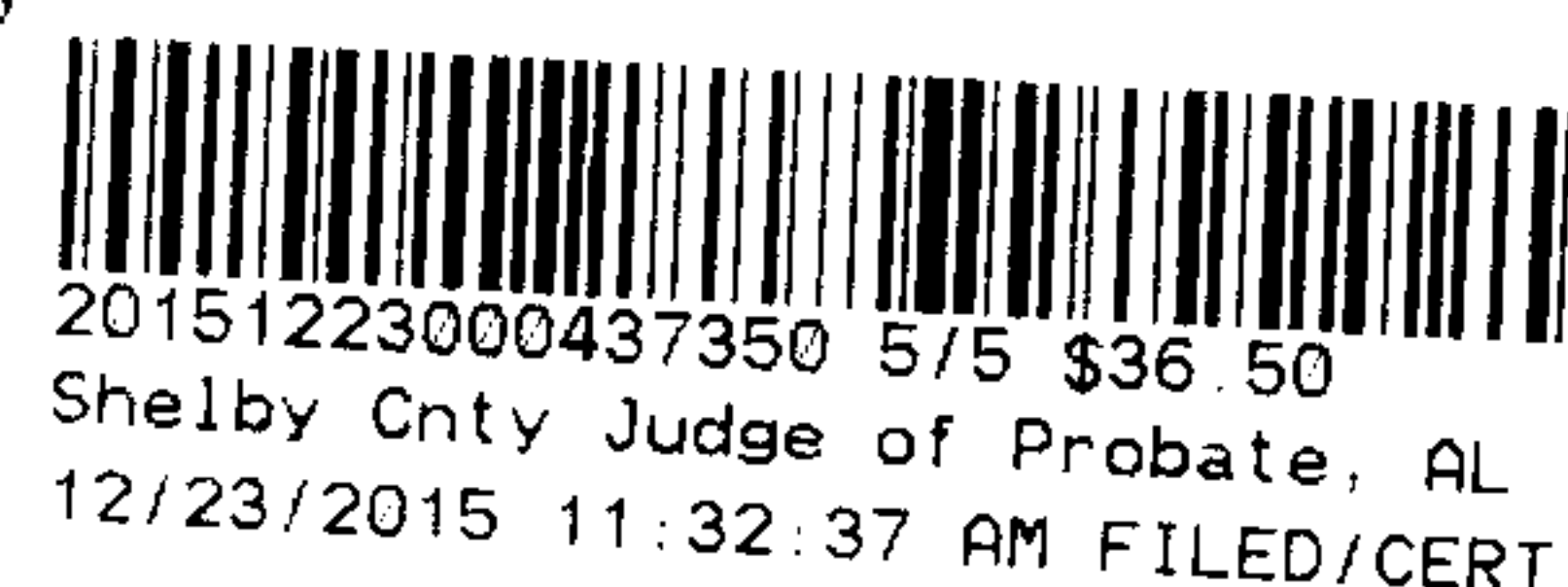
Assessor's Market Value \$

25,000 1/2 value 8,333.33

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 - provide the name of the person or persons conveying interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12/23/15

Print

John L. Bearden Jr.

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one