

20160325000097150
03/25/2016 12:43:09 PM
DEEDS 1/3

This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Bruce S. Bevers
Martha Kaye Bevers
332 Kilkerran Ln
Pelham, AL 35124

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Four Hundred Two Thousand Seven Hundred Twenty-six and no/100-----
----- (\$ 402,726.00----) Dollars
to the undersigned grantor, **SB DEV. CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in
hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Bruce S. Bevers and Martha Kaye Bevers
_____, (herein referred to as Grantees), for and during
their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following described real estate, situated in Shelby
County, Alabama, to-wit:

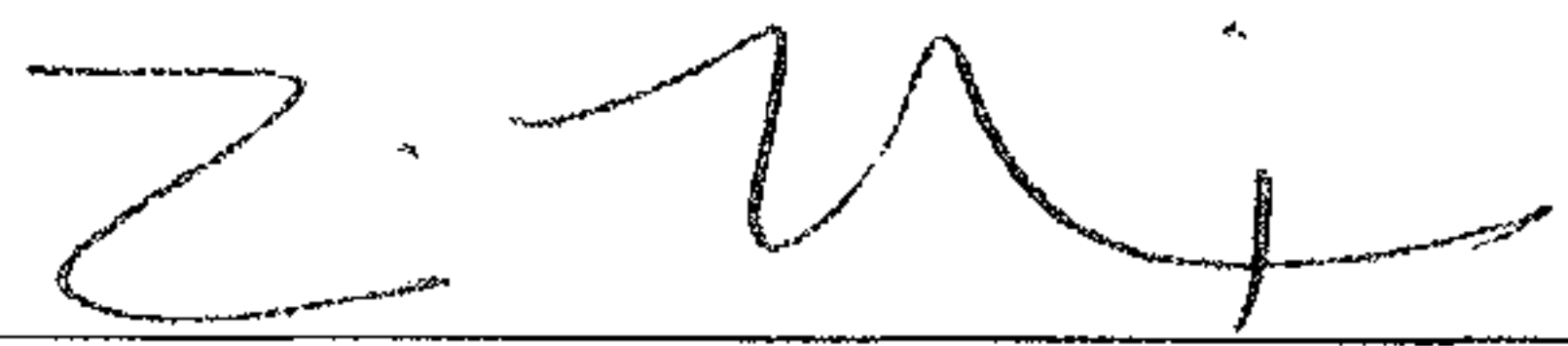
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$322,180.00 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to
execute this conveyance, hereto set its signature and seal, this the 24th day of March,
20 16.

SB DEV. CORP.

By: 

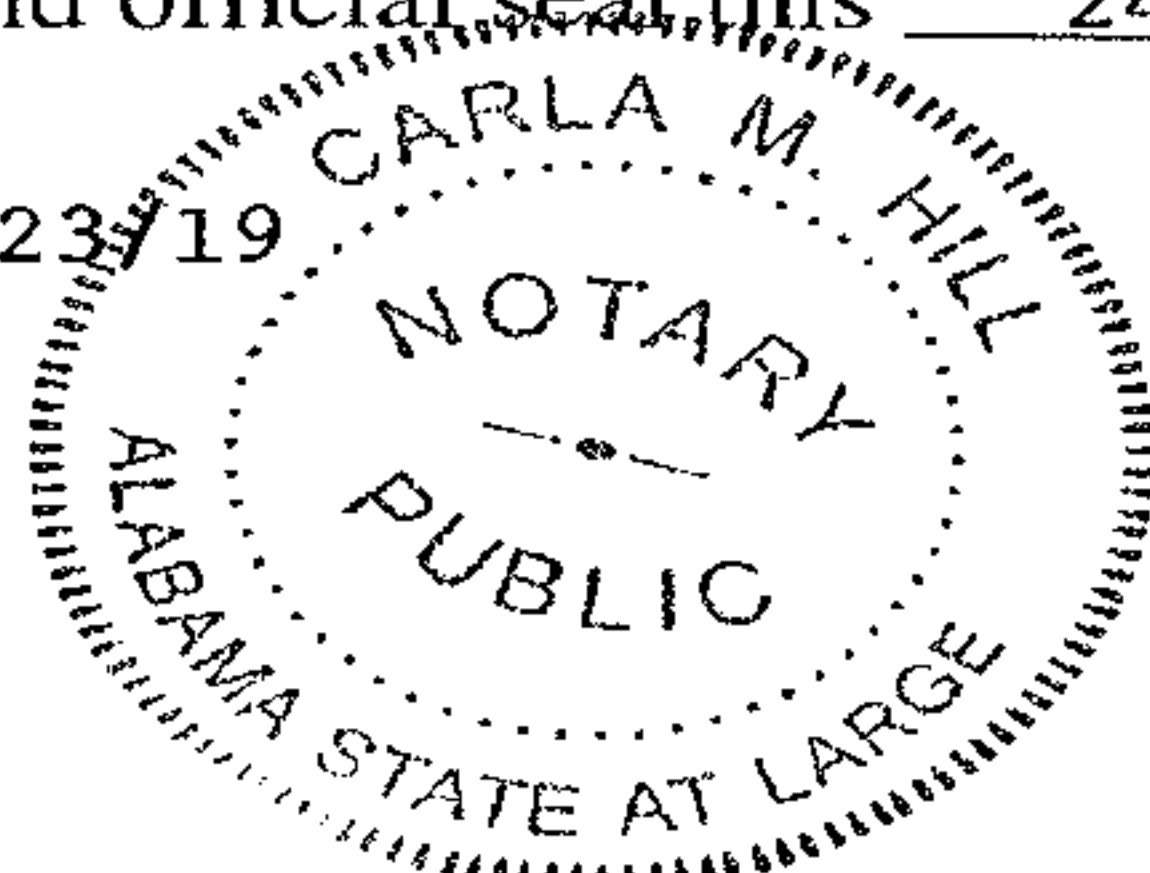
Levi Nixon
Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Levi Nixon, whose name as Authorized Representative of SB DEV. CORP., a
corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this
day to be effective on the 24th day of March, 20 16, that, being informed of the contents
of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal, this 24th day of March, 20 16.

My Commission Expires: 03/23/19



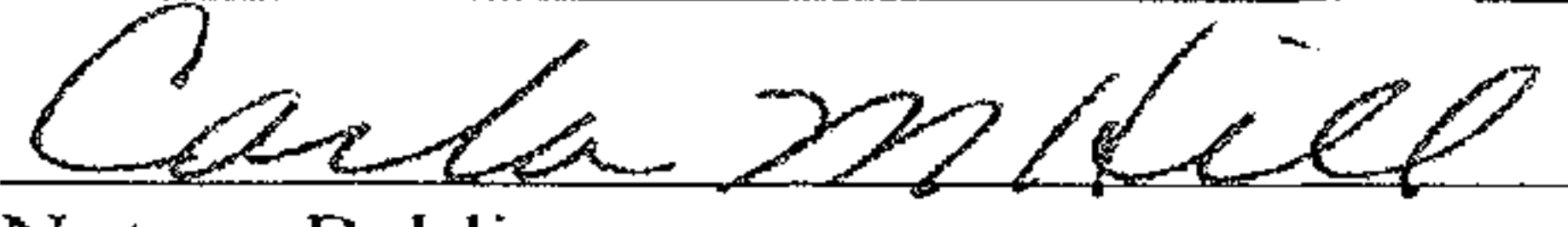

Notary Public

EXHIBIT "A"

Lot 2020, according to the Survey of Glen Iris at Kilkerran Phase 2, as recorded in Map Book 44, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
3. Declaration of Protective Covenants as recorded in Instrument 20140623000190450, in the Probate Office of Shelby County, Alabama;
4. Reciprocal Easement Agreement recorded in Instrument 20050502000209290, in the Probate Office of Shelby County, Alabama;
5. Easement to Alabama Power Company recorded in Instrument 20140611000176140, in the Probate Office of Shelby County, Alabama;
6. Covenant for Storm Water Run-Off Control and Release of Damages recorded in Instrument 20150910000316610, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name SB Dev. Corp.

Mailing Address 3545 Market Street
Hoover, AL 35226

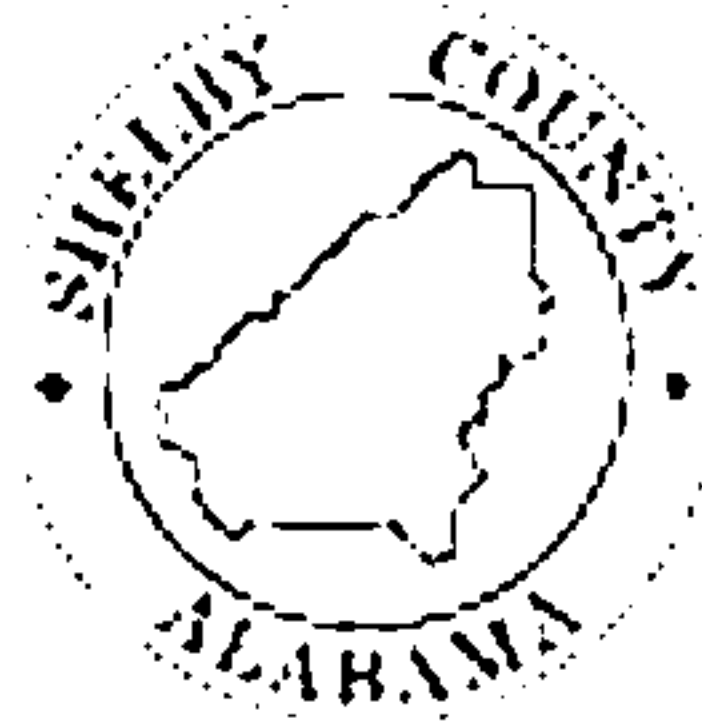
Grantee's Name Bruce S. Bevers
Martha Kaye Bevers

Mailing Address 332 Kilkerran Lane
Pelham, AL 35124

Property Address 332 Kilkerran Lane
Pelham, AL 35124

Date of Sale March 24, 2016

Total Purchase Price \$402,726.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/25/2016 12:43:09 PM
\$101.00 DEBBIE
20160325000097150

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐ 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 March 24, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one