

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
CARL BROCK BELLSNYDER

4355 OLD CAHABA PARKWAY
HELENA, AL 35080

WARRANTY DEED

20160502000143310

05/02/2016 08:27:57 AM

DEEDS 1/3

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Two Thousand One Hundred and 00/100 Dollars (\$222,100.00)* to the undersigned Grantor, JERRY KEITH BROWN, AN UNMARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 3978 PARKWOOD ROAD, BESSEMER, ALABAMA 35022), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto CARL BROCK BELLSNYDER, (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2259, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA, AS RECORDED IN MAP BOOK 44 PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 4355 OLD CAHABA PARKWAY, HELENA, AL 35080

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

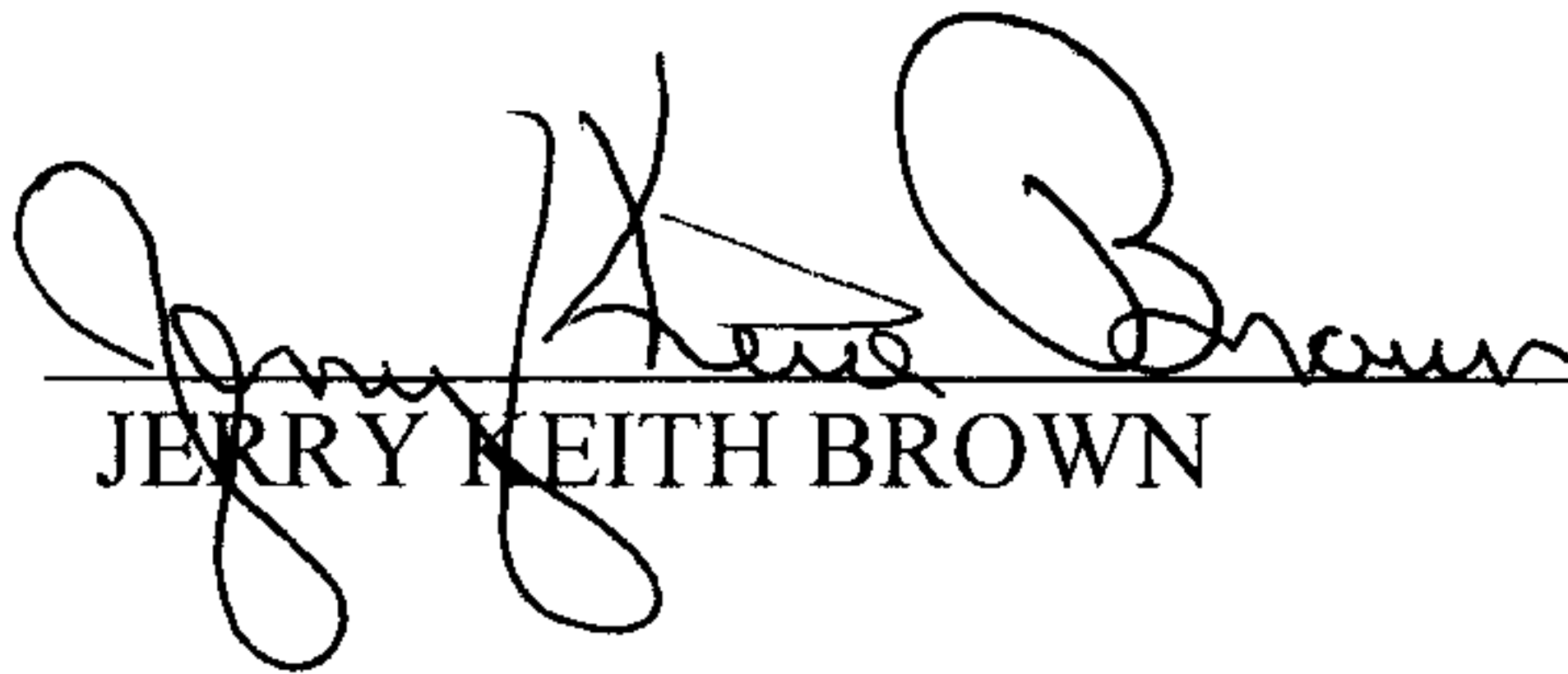
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, Page 425; Lis Pendens Book 2, page 165 and Deed Book 156, page 203
5. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
6. Easement Alabama Power Company recorded in Inst. No. 2006082900042480 and Inst. No. 20091117000427870
7. Right of way to Bessemer Water recorded in Inst. No. 20080204000043240
8. Right of way to BellSouth recorded in Inst. No. 20051014000536920
9. Right of way granted to Alabama Power Coampny recorde din Inst. No. 20040629000354660
10. Restrictions appearing of record in Inst. No. 2014-39995

TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

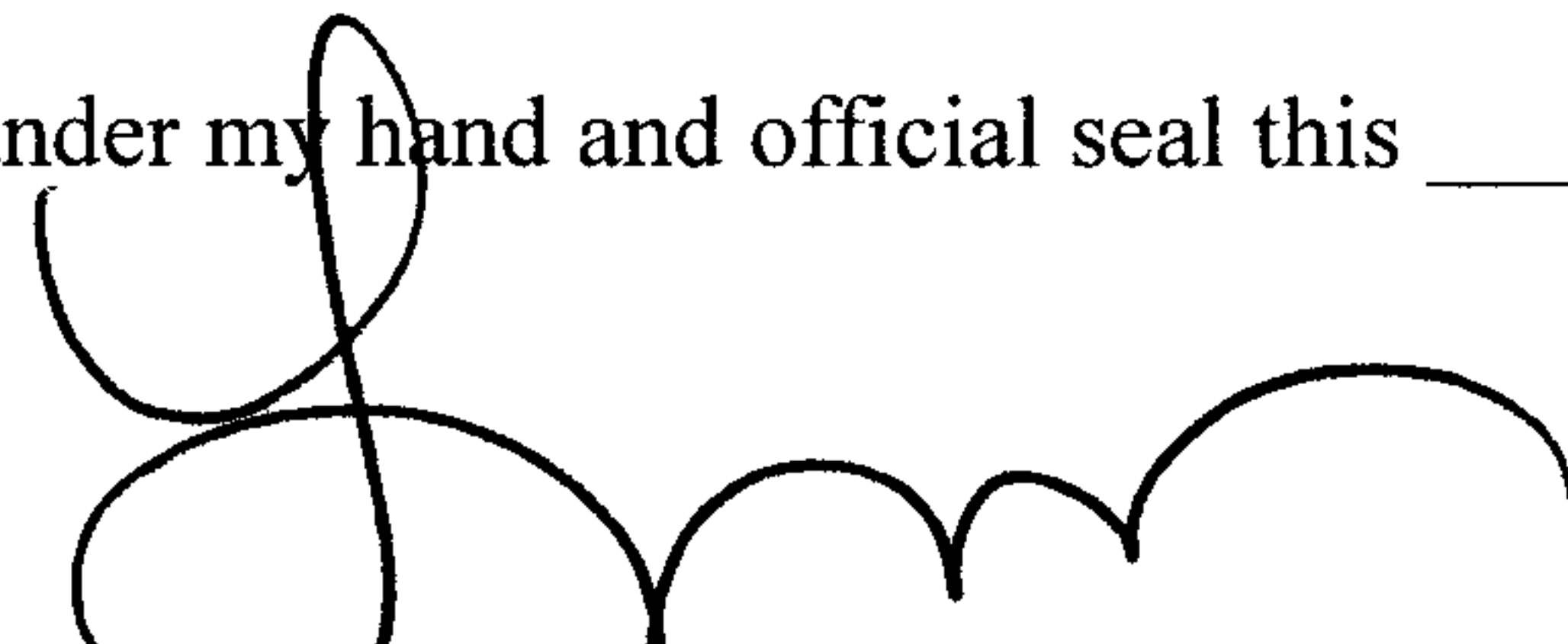
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 29th day of April.


JERRY KEITH BROWN

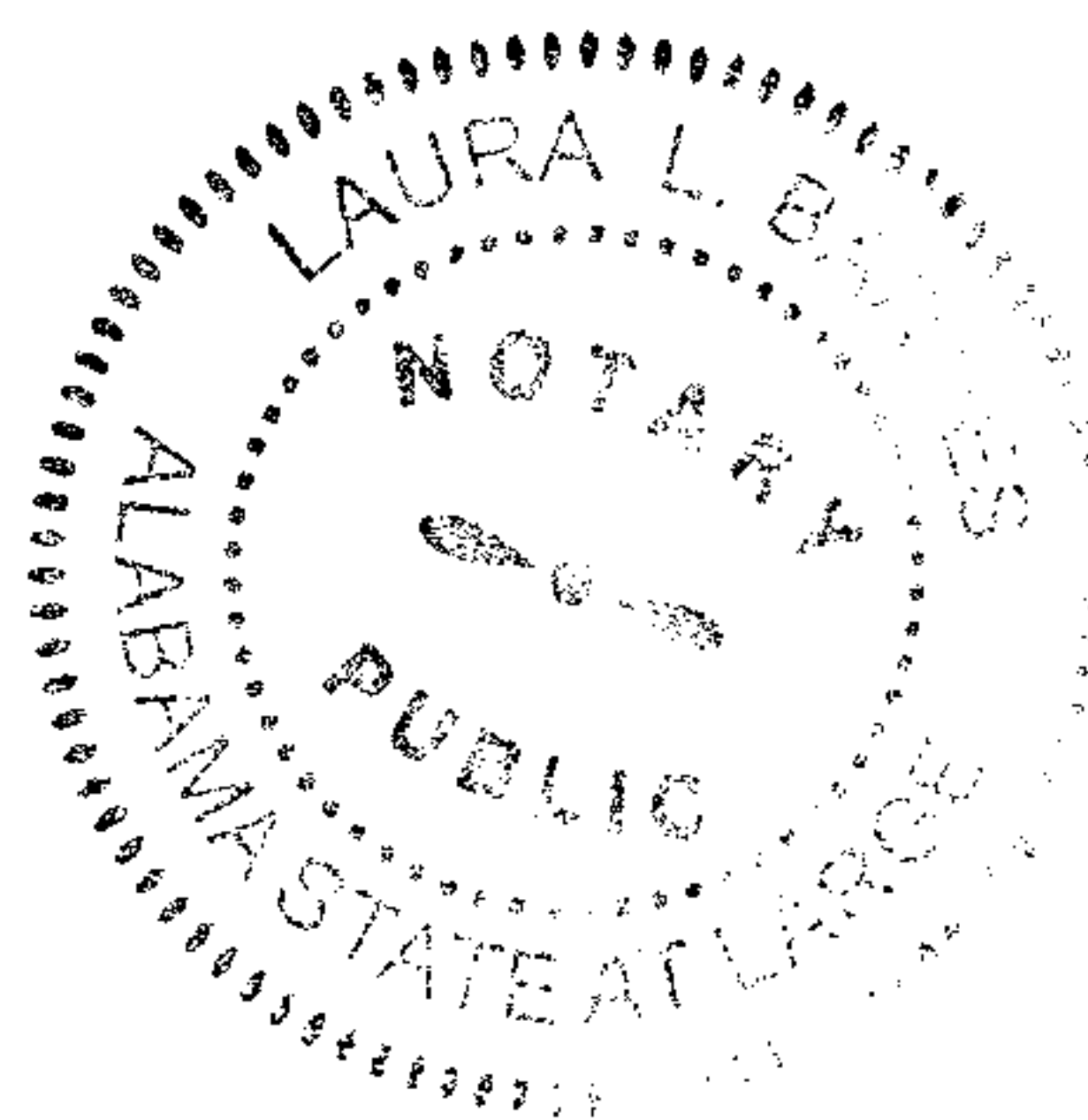
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JERRY KEITH BROWN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2016.


NOTARY PUBLIC

My Commission Expires: 2/4/20



20160502000143310 05/02/2016 08:27:57 AM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name: JERRY KEITH BROWN
Mailing Address: 4355 OLD CAHABA PARKWAY
HELENA, AL 35080

Grantee's Name: CARL BROCK BELLSYNDER
Mailing Address: 4355 OLD CAHABA PARKWAY
HELENA, AL 35080

Property Address: 4355 OLD CAHABA PARKWAY
HELENA, AL 35080

Date of Sale: April 20th, 2016

Total Purchase Price: (\$222,100.00)

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> 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: 4/20/16

☐ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2016 08:27:57 AM
\$64.50 CHERRY
20160502000143310

A handwritten signature, likely of Judge James W. Fuhrmeister, is written over the official stamp.