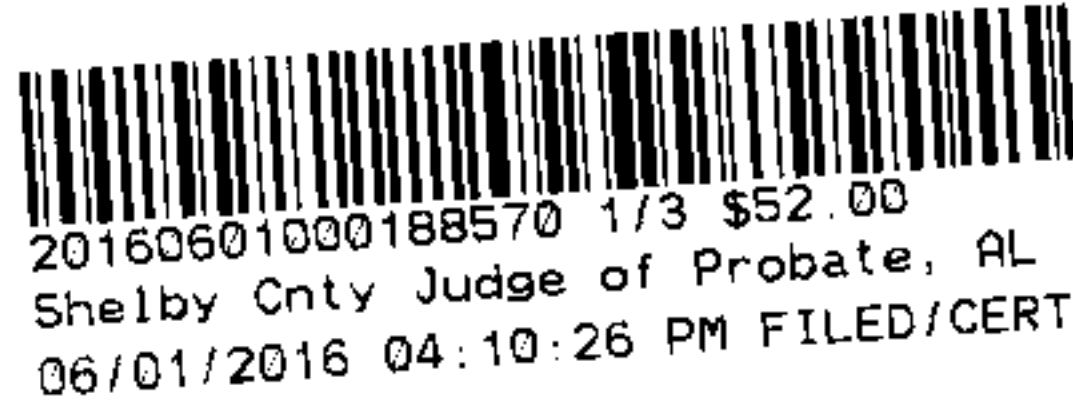


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$32.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Two Thousand and no/100's Dollars (\$32,000.00)** to the undersigned,

Elwyn Bearden, a married man

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Hilda Berryhill and Mason Estes

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the E ½ of the SE ¼ of the NE ¼ of Section 4, Township 20 South, Range 1 West, being the same land described as Lot 4, Block 1 of Gilbert Estates, in a deed to Edna C. and Wilford A. Moore recorded in Deed Book 234, at page 685 of the Real Property Records of Shelby county, Alabama and being more particularly described as follows: Commencing at a 1 inch square tubing found at the NW corner of the E ½ of the SE ¼ of the NE ¼ of said Section; thence South 1 deg. 18min. 35 sec. East along the West line of the E ½ of said 1/16 Section, a distance of 39.52 feet, to a ½ inch pipe found and the point of beginning; thence South 1 deg. 18 min. 35 sec. East, along the West line of the E ½ of said 1/16 Section a distance of 25.00 feet, to a ½ inch pipe; thence South 27 deg. 34 min. 38 sec. East a distance of 607.86 feet, to a ½ inch bar found on the NE right of way line of County Highway 39; thence along a curve in said right of way, concave to the NW and having a radius of 1405.80 feet and a chord bearing of North 37 deg. 08 min. 14 sec East, an arc length of 180.02 feet, to a ½ inch rebar, set with a cap stamped S. Wheeler RPLS 16165; thence North 42 deg. 53 min. 24 sec. West a distance of 573.80 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

The above described property is not the homestead of the grantor or his spouse.

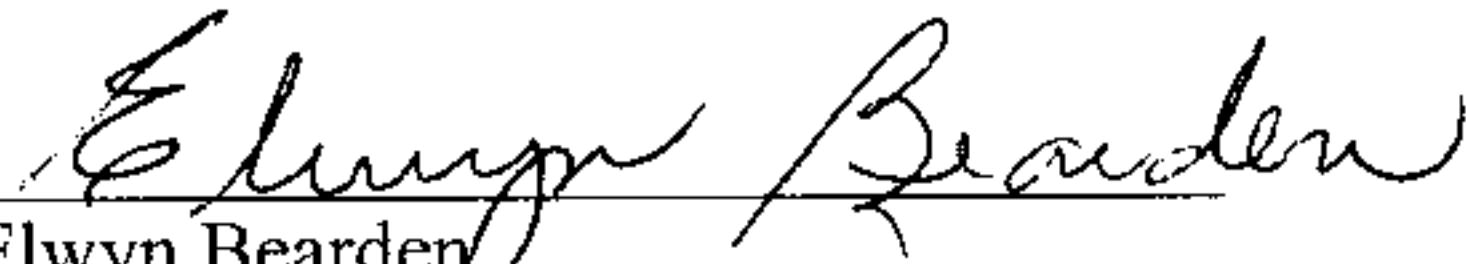
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint

tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 16th day of May, 2016.

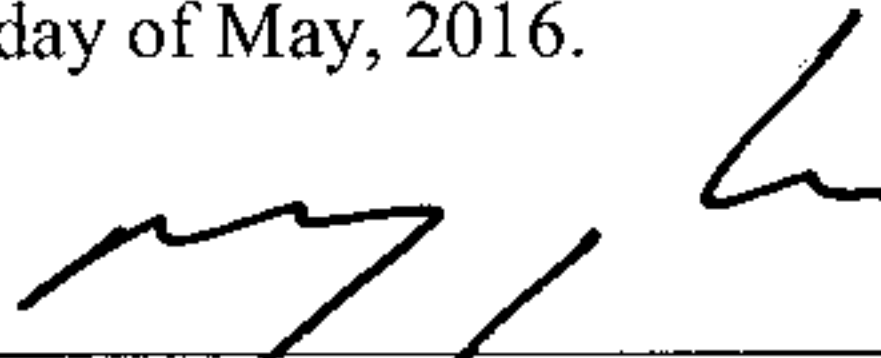
WITNESS:


Elwyn Bearden

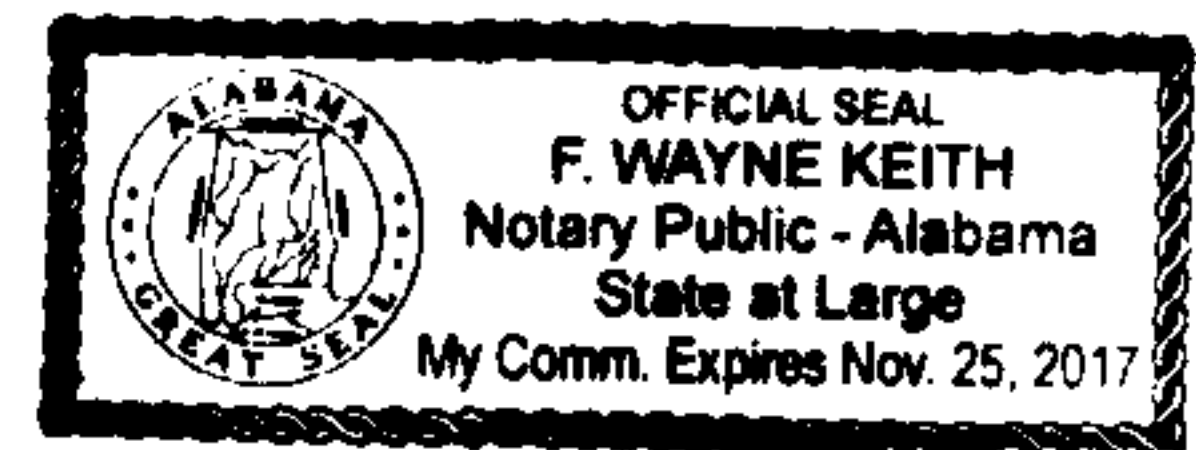
STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and seal this the 16th day of May, 2016.



Notary Public



SEND TAX NOTICE TO:

Mason Estes
3240 Highway 39
Chelsea, AL 35043


20160601000188570 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Elwyn Bearden

Mailing Address : 3490 Bearden Lane
Helena, AL 35080

Grantee's Name: Hilda Berryhill
Mason Estes

Mailing Address: 3240 Highway 39
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: May 16, 2016

Total Purchase Price \$32,000.00

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

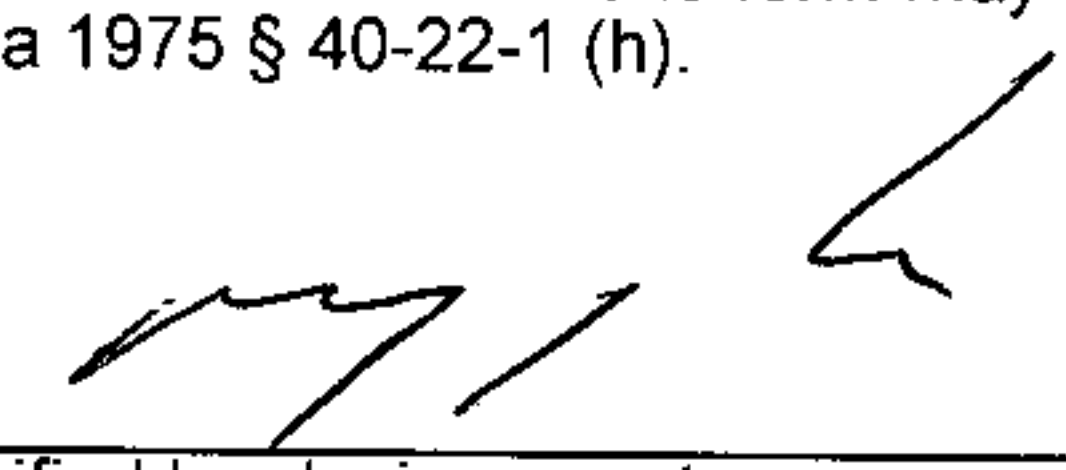
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: May 16, 2016

Sign

x


verified by closing agent
F. Wayne Keith Attorney

RT-1



20160601000188570 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:26 PM FILED/CERT