

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

Send Tax Notice To:

551 Alexander Rd
Leeds al 35094

WARRANTY DEED

**20161201000437610
12/01/2016 08:41:30 AM
DEEDS 1/4**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **AMANDA KENDRICK BAILEY, A MARRIED WOMAN, THOMAS WAYNE KENDRICK, A MARRIED MAN AND AARON THOMAS ALEXANDER, A MARRIED MAN** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **ONE THIRD (1/3) AMANDA KENDRICK BAILEY AND TWO THIRDS (2/3) AARON THOMAS ALEXANDER** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HERETO BY REFERENCE

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S NOR THAT OF THEIR SPOUSES

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS**
- 2) EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP**
- 3) 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.**

Said deed was prepared without the benefit of title insurance or examination. Legal description was provided by the Grantor.

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TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 25th day of November, 2016.

Amanda Kendrick Bailey
AMANDA KENDRICK BAILEY

Thomas W. Kendrick
THOMAS WAYNE KENDRICK

Aaron Thomas Alexander
AARON THOMAS ALEXANDER

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA KENDRICK BAILEY, THOMAS WAYNE KENDRICK AND AARON THOMAS ALEXANDER whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2016.

[Signature]
Notary Public

My Commission Expires:

12/1/20

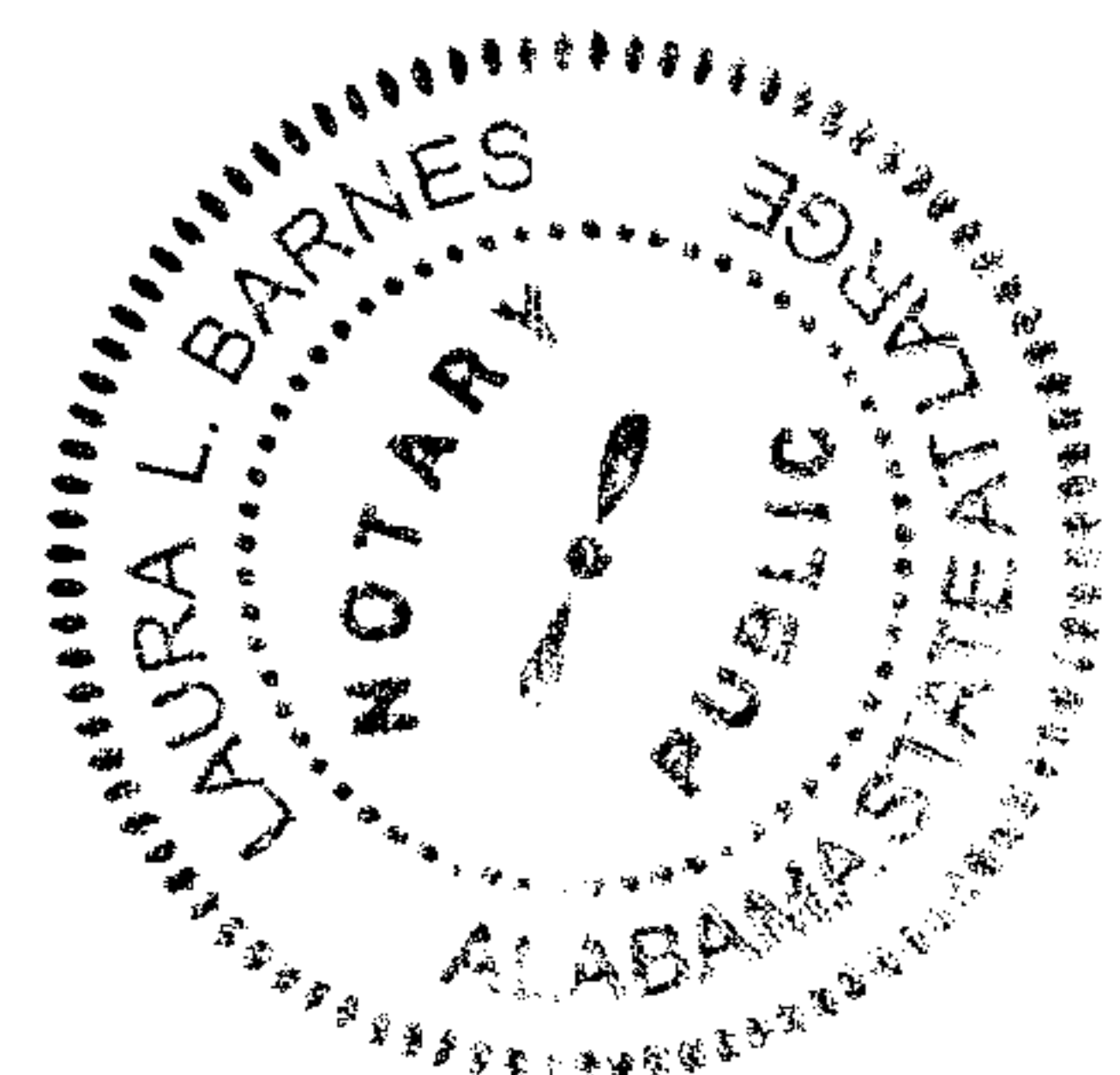


EXHIBIT 'A'

A parcel of land described as follows: Commence at the Southeast corner of the SE 1/4 of SW 1/4 of Section 35, Township 17, Range 1 East, from said corner go West along the South line a distance of 170 feet, this being the point of beginning; from said point continue the same course a distance of 370 feet to a point; thence right and parallel with the East line a distance of 210 feet to a point; thence right and parallel with the South line a distance of 370 feet to a point; thence right and parallel with the East line a distance of 210 feet to the point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT that part of subject property conveyed to Marlon T. Alexander and wife, Sheila Alexander, by deed recorded in deed Book 327, Page 331, 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: Amanda Kendrick
Mailing Address: 551 Alexander Road
Leeds, Alabama 35094

Grantee's: Aaron Thomas Alexander
Mailing Address: 551 Alexander Road
Leeds, Alabama 35094

Property Address: 551 Alexander Road
Leeds, Alabama 35094

Date of Sale: 11/25/2016
Total Purchase Price: \$20000.00

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
_____	Appraisal	<u> x </u>	Other Tax Assessment
_____	Sales Contract		
_____	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: _____
_____ Unattested

Print: Laura L. Barnes, Closing Attorney
Sign _____
Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 08:41:30 AM
\$44.00 CHERRY
20161201000437610