


**Send Tax Notice to:**  
**Joel Elwyn Bearden III**  
**132 Hayesbury Lane**  
**Pelham, AL 35124**

Shelby County, AL 12/13/2016  
State of Alabama  
Deed Tax: \$89.00

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20161213000454780 1/4 \$113.00  
Shelby Cnty Judge of Probate, AL  
12/13/2016 12:57:13 PM FILED/CERT

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in consideration of **\$88,950** and other consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **David Elwyn Bearden and Debby Seagle Bearden** (hereinafter referred to as the "Grantors") does hereby grant, bargain, sell, and convey unto **Joel Elwyn Bearden III** (hereinafter referred to as "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

See Attached Exhibit A

Prior instrument reference: **Instrument # 20160422000133030** of the Public Records of the **Office of the Judge of Probate of Shelby County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, thru, or under it.

Grantor hereby signs this Deed on the 10<sup>th</sup> day of May, 2016.

GRANTOR:

David Elwyn Bearden  
David Elwyn Bearden  
Debby Seagle Bearden  
Debby Seagle Bearden

**Acknowledgment of Individual**

STATE OF ALABAMA

COUNTY OF Shelby

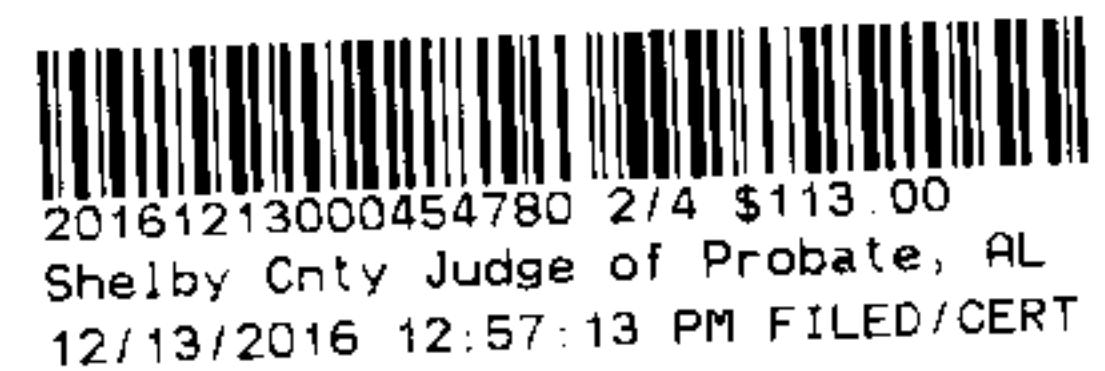
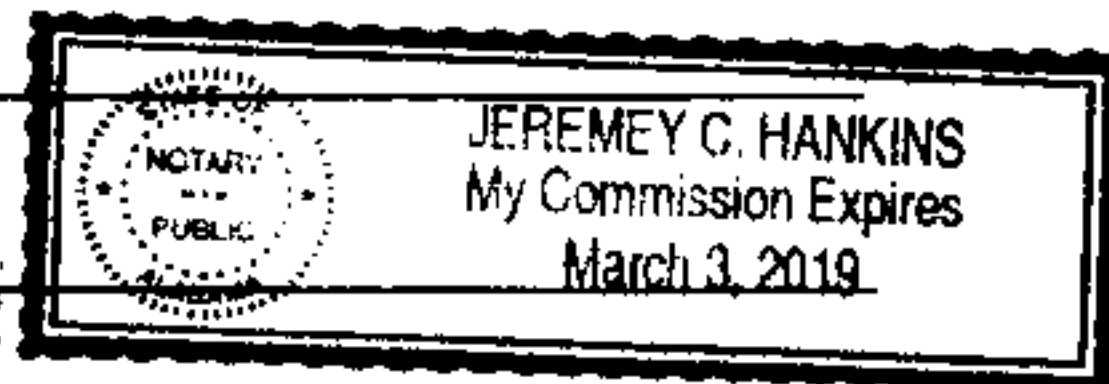
On this, the 10<sup>th</sup> day of May, 2016, before me, the undersigned officer, personally appeared **David Elwyn Bearden and Debby Seagle Bearden**, known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public: Jeremy C. Hankins

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Send future tax bills to:  
Joel Elwyn Bearden III  
132 Hayesbury Lane  
Pelham, AL 35124

## **Exhibit A**

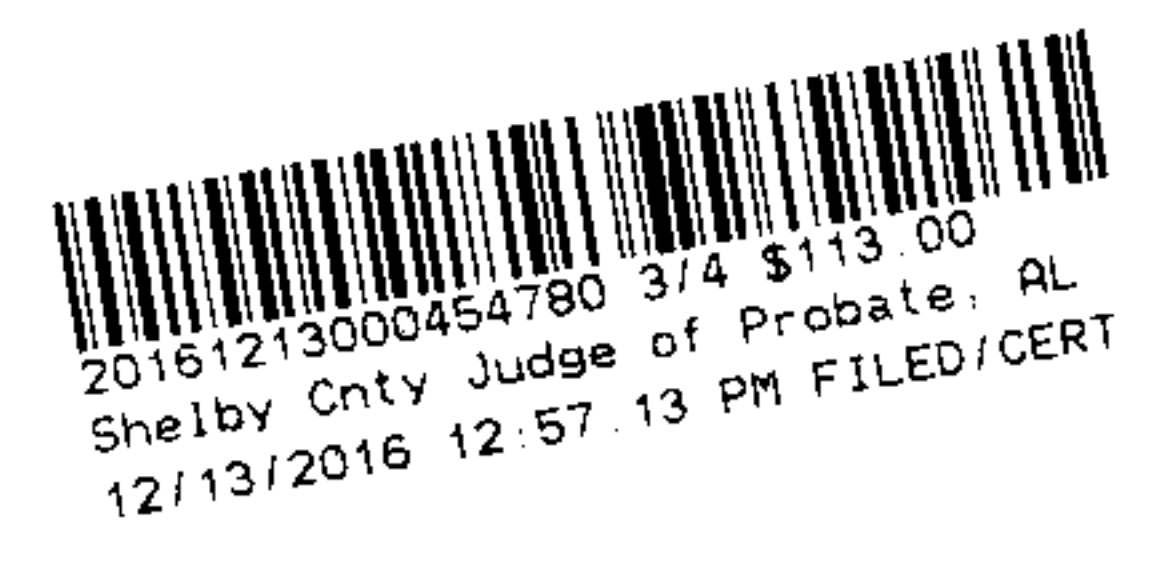
All that property situated in the County of Shelby and State of Alabama described as:  
Lot 54, according to the Survey of Final Plat of Hayesbury Phase 2, as recorded in Map  
Book 30. Page 104, in the Probate Office of Shelby County, Alabama.

Subject to: easements, restrictions, reservations, rights-of-way, limitations, covenants and  
conditions of record, if any, and mineral and mining rights, if any.

Being the same property conveyed to David Elwyn Bearden and Debby Seagle Bearden  
in deed dated 03/22/2016, recorded 04/22/2016 in Instrument # 20160422000133030 in  
the County of Shelby and State of Alabama.

More commonly known as: 132 Hayesbury Lane, Pelham, AL 35124

Parcel/tax id: 117363000026123



# Real Estate Sales Validation Form

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

Grantor's Name David Elynn Bearden  
Mailing Address 3490 Bearden LN  
Helena, AL 35080

Grantee's Name Joel Elynn Bearden III  
Mailing Address 132 Hayesbury LN  
Pelham, AL 35124

Property Address 132 Hayesbury Lane  
Pelham, AL 35124


Date of Sale 5/9/16  
Total Purchase Price \$ 88,950.00  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20161213000454780 4/4 \$113.00  
Shelby Cnty Judge of Probate, AL  
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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 5/9/16

Print David Elynn Bearden

Unattested

Sign Joel Elynn Bearden  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)