



20170104000004010 1/3 \$126.00
 Shelby Cnty Judge of Probate, AL
 01/04/2017 04:04:34 PM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mark Faurot & Julie Faurot
2190 Rockschoo1 Road
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Five Thousand and No/00 Dollars (\$105,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Clarence Andrew Belew, Jr., as Personal Representative of the Estate of Virginia O. Belew, deceased, Probate Case No. PR11-000142 (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Mark Faurot and Julie Faurot (herein referred to as grantee, whether one or more)**, 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**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of January, 2017.

ESTATE OF VIRGINIA O. BELEW
 Probate Case No. PR11-000142

Clarence A. Belew Jr.
 Clarence Andrew Belew, Jr., as Personal Representative

STATE OF ALABAMA
 COUNTY OF SHELBY

 Shelby County, AL 01/04/2017
 State of Alabama
 Deed Tax: \$105.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clarence Andrew Belew, Jr., as Personal Representative of the Estate of Virginia O. Belew, who 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 he executed the same voluntarily on the day the same bears date in her capacity as Personal Representative.

Given under my hand and official seal this 3rd day of January, 2017.

My Commission Expires: 9-11-19

Walter R. Justice
 Notary Public

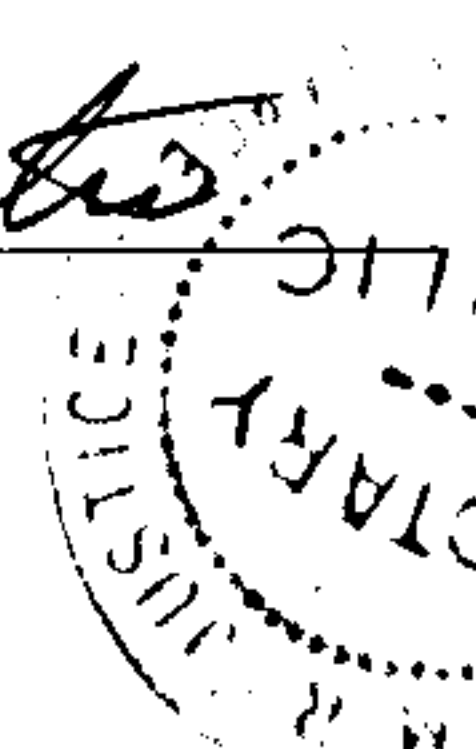


EXHIBIT "A"
LEGAL DESCRIPTION

The East half of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 East lying South and Southeast of the Old Weldon and Harpersville Public Road, and all that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 East lying South and Southeast of said Old Weldon and Harpersville Public Road.

Less and Except:

Commence at the intersection of the South right of way line of the new paved Shelby County Highway No. 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West half of Section 34, Township 19 South, Range 1 East' and thence run Southwesterly along said South right of way line a distance of 100.0 feet to the point of beginning of the parcel herein described; thence continue Southwesterly along said South right of way line a distance of 100.0 feet; thence run South parallel with the East line of West half of said Section 34, a distance of 420 feet; thence run Northeasterly parallel with said South right of way line a distance of 100.0 feet; thence run North parallel with the East line of the West half of said Section 34, a distance of 420 feet to the point of beginning, subject to easements and rights of way of record.

Less and Except:

Begin at the intersection of the South right of way line of the new paved Shelby County Highway No. 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West half of Section 34, Township 19 South, Range 1 East; and thence run Southwesterly along said South right of way line a distance of 100.0 feet; thence run South parallel with the east line of the West half of said Section 34 a distance of 420 feet; thence run Northeasterly parallel with said South right of way line, a distance of 100.0 feet to a point on the East line of the West half of said Section 34; thence run North along the East line of the West half of said Section 34, a distance of 420 feet to the point of beginning, subject to easements and rights of way of record.

Less and Except:

Commence at the intersection of the South right of way line of the new paved Shelby County Highway No. 450 (formerly being known as the Weldon and Harpersville Public Road) with the East line of the West half of Section 34, Township 19 South, Range 1 East; and thence run Southwesterly along said South right of way line a distance of 200.0 feet to the point of beginning of the parcel herein described; thence continue Southwesterly along said South right of way line a distance of 100.0 feet; thence run South parallel with the East line of West half of said Section 34, a distance of 420 feet; thence run Northeasterly parallel with said South right of way line a distance of 100.0 feet; thence run North parallel with the East line of the West half of said Section 34 a distance of 420 feet to the point of beginning, subject to easements and rights of way of record.

C A B



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

(Buyer)

Grantor's Name Est. of Virginia O. Belew, by
Clarence Andrew Belew, Jr., Personal Rep.

Grantee's Name Mark Faurot & Julie Faurot

Mailing Address 25 Eddings Lane
Alabaster, AL 35007

Mailing Address 2190 Rockschool Road
Harpersville, AL 35078

Property Address: 1980 Rockschool Rd.
Harpersville, AL
Shelby County, Alabama

Date of Sale 1-3-17

Total Purchase Price \$ 105,000.00

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 -


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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 _____

X Sign Clarence A Belew Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print Clarence A. Belew, Jr. per. rep

Unattested

(Verified by)