


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20170105000005020 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
01/05/2017 01:20:14 PM FILED/CERT

Send Tax Notice to:
Keith Edward Woodard

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Fifty Five Thousand and NO/00 DOLLARS (\$55,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nelda Raye Bearden, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Keith Edward Woodard and wife, Debra Ann Woodard (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

O.R. Newton and wife, Nell Newton reserved a life estate to the property described herein, in Inst. #2002121000061976, Probate Office, Shelby County Alabama. O.R. Newton and Nell Newton are both deceased. O.R. Newton died on or about 1-2-15; Nell Newton died on or about 1-16-12.

TO HAVE AND TO HOLD Unto 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 grantee 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 (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 4th day of January, 2017.




Nelda Raye Bearden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Nelda Raye Bearden, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2017.



Notary Public
My Commission Expires:

MY COMMISSION EXPIRES APRIL 9, 2017

Shelby County, AL 01/05/2017
State of Alabama
Deed Tax: \$55.00

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East; run South along the section line for a distance of 473.6 feet; thence turn a deflection angle of 41 degrees 15 minutes right and run a distance of 210.0 feet; thence turn a deflection angle of 3 degrees 00 minutes right and run a distance of 150.0 feet; thence turn a deflection angle of 20 degrees 26 minutes right and run a distance of 100.0 feet; thence turn a deflection angle of 16 degrees 33 minutes right and run a distance of 100.0 feet; thence turn a deflection angle of 18 degrees 57 minutes right and run a distance of 100.0 feet to the point of beginning; thence turn a deflection angle of 97 degrees 53 minutes left and run a distance of 345.8 feet; thence run in a northeasterly direction along the A.P.C. water line for a distance of 150.0 feet; thence run in a northerly direction for a distance of 273.3 feet to a point, said point being 100.0 feet East of the point of beginning; thence run in a westerly direction for a distance of 100.0 feet to the point of beginning.



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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

Grantor's Name Nelda Rye Bearden
Mailing Address 310 Hwy 408
Shelby, AL
35143

Grantee's Name Debra Keith Woodard
Mailing Address 890 Hwy 99
Shelby, AL
35143


Property Address _____

Date of Sale _____
Total Purchase Price \$ 55,000.00
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 1-5-17

Print Debra Woodard

Sign Debra Woodard

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1