

This instrument was prepared by:  
Marcus L. Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send tax notice to:  
Kasie Kay Carden  
19 Highway 83  
Harpersville, AL 35078

### GENERAL WARRANTY DEED

State of Alabama  
County of SHELBY

20170606000199310  
06/06/2017 02:07:22 PM  
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and NO/100--(\$1.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Adam Joseph Carden, an unmarried man; Kasie Kay Carden, an unmarried woman,  
whose mailing address is:

2420 Springfield Loop W, Birmingham, AL 35242

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Kasie Kay Carden, whose mailing address is:  
19 Highway 83., Harpersville, AL 35078

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: 19 Highway 83., Harpersville, AL 35078 to-wit

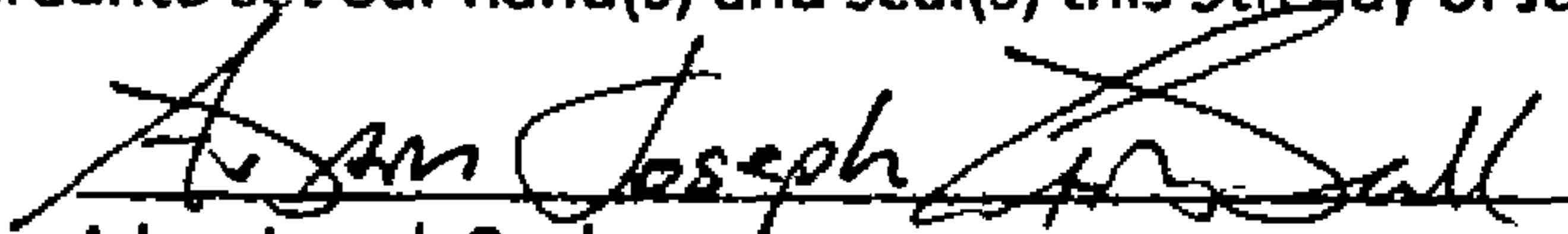
See Exhibit "A" Attached Hereto for Legal Description.

Subject to: All easements, restrictions 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 5th day of June, 2017.


  
Adam Joseph Carden

  
Kasie Kay Carden

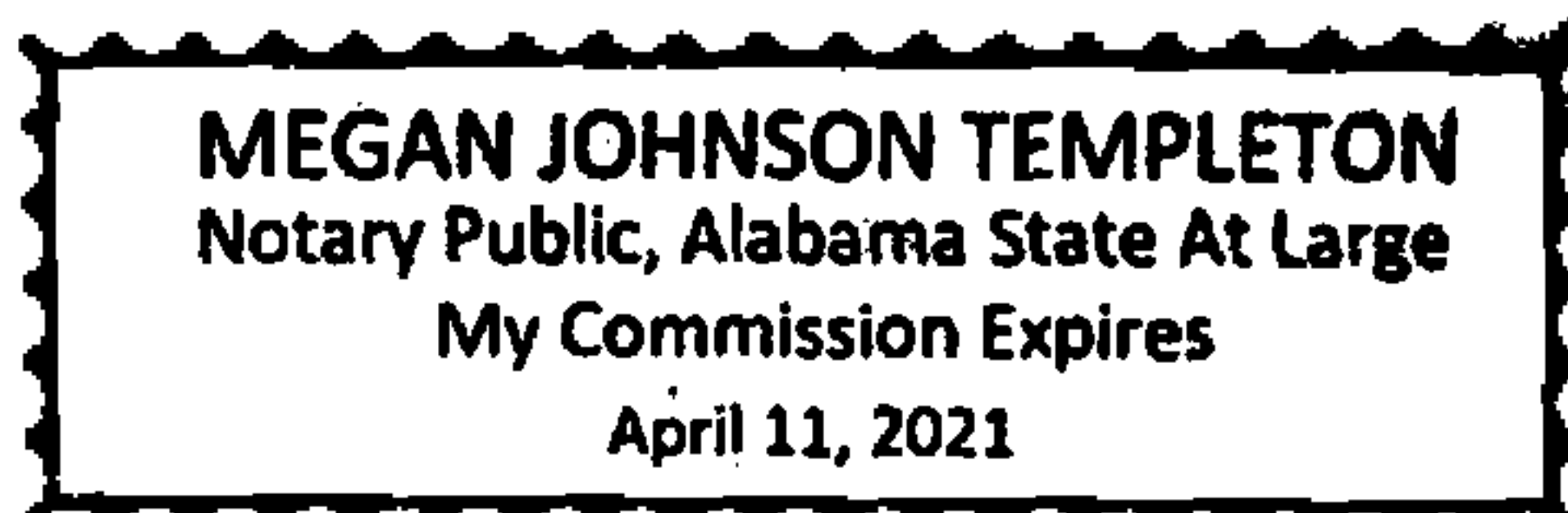
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam Joseph Carden, an unmarried man and Kasie Kay Carden, an unmarried woman, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 2017.

  
NOTARY PUBLIC

My Commission expires: 4/11/2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 17-4182

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW 1/4 of the NE 1/4 a distance of 25.2 feet to the West line of Brook's lot; thence South 5 degrees 10 minutes West along the West line of the Brook's lot, a distance of 20.52 feet to the SW corner of the Brook's lot; thence South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 90.30 feet to the point of beginning; thence continue South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 209.7 feet to the SE corner of the Brook's lot and the West margin of a County Road; thence South 14 degrees 52 minutes West along the West margin of a County Road, a distance of 206.2 feet; thence North 85 degrees 39 minutes West a distance of 202.2 feet; thence North 12 degrees 42 minutes East a distance of 207.8 feet to the point of beginning.

Located in the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, 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 Adam Joseph Carden  
 Mailing Address Kasie Kay Carden

Grantee's Name Kasie Kay Carden  
 Mailing Address 19 Highway 83  
Harpersville, AL 35078

Property Address 19 Highway 83  
Harpersville, AL 35078

Date of Sale 6/5/17  
 Total Purchase Price \$                     

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$29,520.00 (1/2 of \$59,040.00)

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.

**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 6/5/17

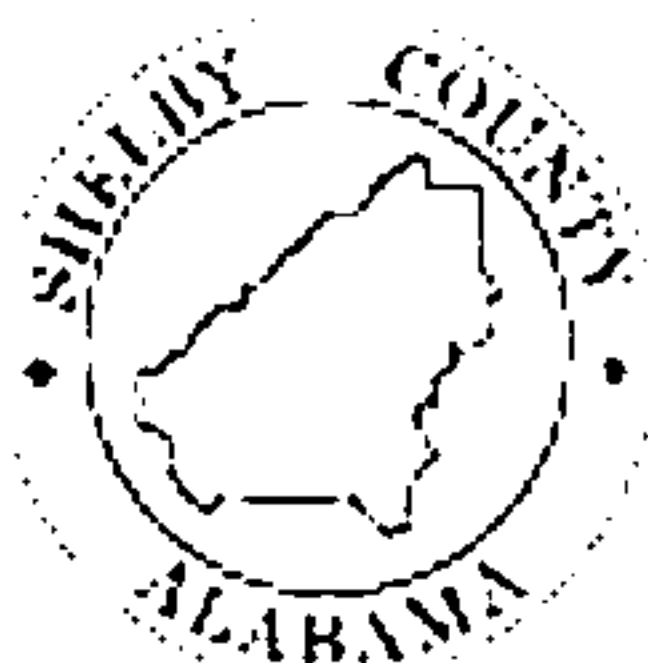
Print Megan Templeton

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/06/2017 02:07:22 PM  
 \$54.00 CHERRY  
 20170606000199310

[Signature]

**Form RT-1**