


SEND TAX NOTICE TO:

Ms. Amy Beth O'Brien
1776 Highway 42
Calera, Alabama 35040

THIS INSTRUMENT WAS PREPARED BY:

ELLIS, HEAD, OWENS & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051


20170612000207100 1/4 \$118.00
Shelby Cnty Judge of Probate, AL
06/12/2017 03:31:43 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of compliance with divorce Agreement, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, **JEREMY P. ARDENEUX**, in hand paid by **AMY BETH O'BRIEN**, as Grantee, the receipt of which is hereby acknowledged, I, the said **JEREMY P. ARDENEUX**, a married man, do hereby grant, bargain, sell and convey unto my wife, the said **AMY BETH O'BRIEN**, all my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

The above described property does not now constitute any part of the homestead of the Grantor. The Grantee is currently the wife of the Grantor, and this conveyance is in accordance with the divorce agreement of the parties, and conveys the property where she is living.

TO HAVE AND TO HOLD unto the said **AMY BETH O'BRIEN**, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
26 day of 04, 2017.

Shelby County, AL 06/12/2017
State of Alabama
Deed Tax: \$94.00


JEREMY P. ARDENEUX

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JEREMY P. ARDENEUX**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2017.

Kenn M. Foster
Notary Public

My Commission Expires: 1-7-19



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EXHIBIT A

Begin at the NW corner of Parcel #2, Knight Family Subdivision, as recorded in Map Book 16, Page 150, Shelby County, Alabama, in the NE 1/4 of Section 2, Township 22 South, Range 2 West; thence in an easterly direction along the North line of said Parcel #2, a distance of 300.00 feet; thence turning an angle of 110 degrees 16 minutes 32 seconds to the right, a distance of 207.86 feet; thence turning an angle of 69 degrees 43 minutes 28 seconds to the right and running parallel to North line of said Parcel #2, a distance of 225.00 feet to a point on the West line of said Parcel #2; thence in a northerly direction along the West line of said Parcel #2, a distance of 195.00 feet to the Point of Beginning.

AND, ALSO, a 30" easement (by plot) for ingress and egress with centerline being more particularly described as follows:

Commence at the NW corner of said Parcel #2; thence in an easterly direction along the North line of said Parcel #2, a distance of 273.71 feet to the Point of Beginning of said centerline; thence North 11 degrees 08 minutes East, a distance of 87.50 feet; thence North 01 degree 20 minutes West, a distance of 238.48 feet; thence North 61 degrees 06 minutes West, a distance of 156.88 feet; thence North 19 degrees 55 minutes West, a distance of 122.37 feet; thence North 06 degrees 12 minutes East, a distance of 223.06 feet; thence North 22 degrees 03 minutes West, a distance of 197.51 feet; thence North 48 degrees 15 minutes East, a distance of 155.67 feet; thence North 22 degrees 11 minutes East, a distance of 30.00, more or less, to a point on the South right of way line of Shelby County Hwy. #42 and the end of said easement.

According to the survey of R. C. Farmer and Associates, Inc., dated November 29, 2004.

Subject to outstanding mortgage, and easements, restrictions and rights-of-way of record.



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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 Jeremy P. Ardeneaux
Mailing Address P.O. Box 1445
Calera, Alabama 35040

Grantee's Name Amy Beth O'Brien
Mailing Address 1776 Highway 42
Calera, Alabama 35040

Property Address 1776 Highway 42
Calera, Alabama 35040

Date of Sale April 26, 2017
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 188,000.00 x 1/2 = \$94,000.00



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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 ☐ Tax assessment

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 04-26-17

Print Jeremy P. Ardeneaux

☐ Unattested

Kimi M. Foster
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1