

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

SEND TAX NOTICE TO:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051
(205) 669-6701
(williamtharrison@bellsouth.net)

Charlotte Virginia Beard
3013 Spruce Drive
Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Charlotte V. Beard**, a widow, does hereby grant, bargain, sell and convey unto **Charlotte V. Beard**, a widow, and son, **Robert Lyn Beard**, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 18 according to the survey of Royal Pines Phase II as recorded in Map Book 15, Page 19, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject To :

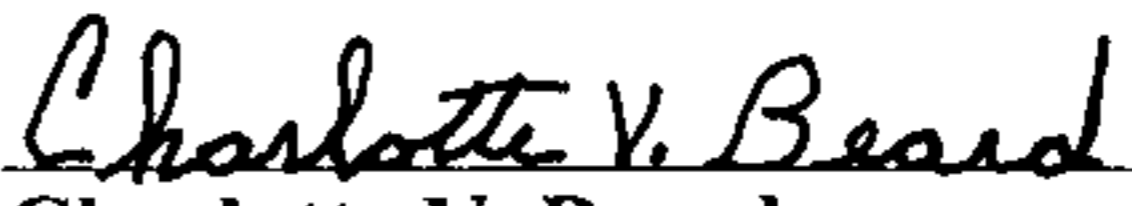
1. Right of Way granted to South Central Bell Telephone Company By instrument recorded in Book 133, Page 41.
2. Restrictions appearing of record in Book 180, Page 109 and Real Volume 339, Page 180.
3. Right of Way in favor of Alabama Power and South Central Bell Telephone Company by instruments recorded in Book 133, Page 593.
4. Right of Way to Colonial Pipeline as recorded in Deed Book 221, Page 833.
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 130, Page 176; Deed Book 142, Page 402;



- Deed Book 181, Page 31; and Real Volume 377, Page 437.
6. 40 foot building line from Spruce Drive 5 foot Easement along Easterly and Westerly Lot line.

TO HAVE AND TO HOLD to the said **Charlotte V. Beard**, a widow, and son, **Robert Lyn Beard** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 30th day of August, 2017.


Charlotte V. Beard,
Grantor

**STATE OF ALABAMA,
SHELBY COUNTY,**

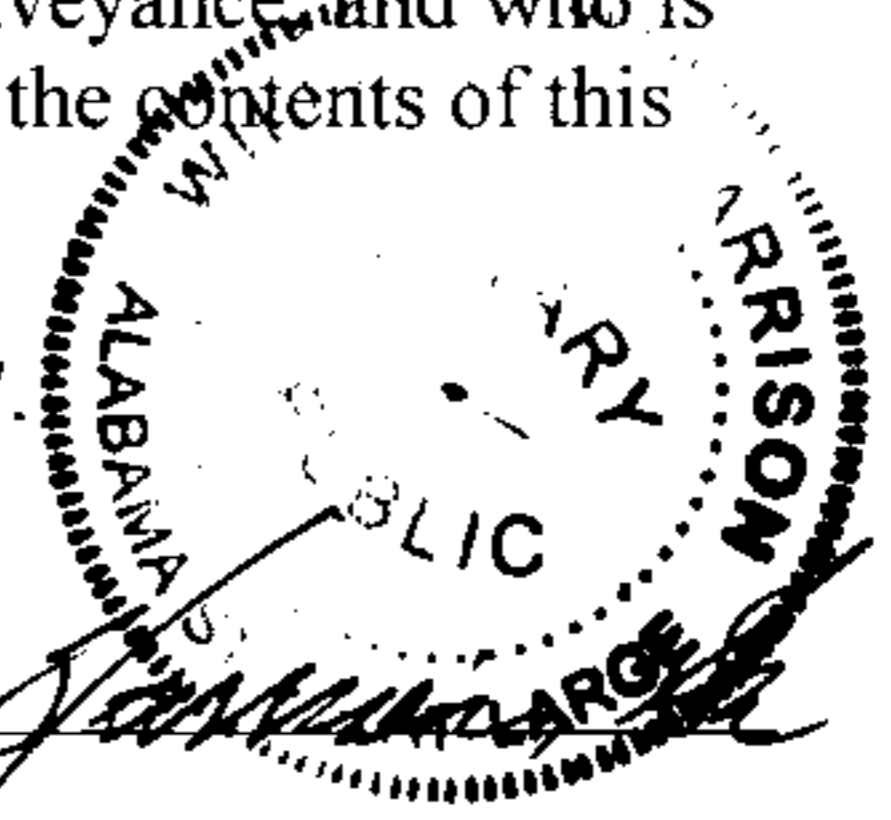
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charlotte V. Beard**, 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 this deed, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2017.


Notary Public

My Commission Expires: 11-20-19



20171103000400210 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
11/03/2017 11:59:50 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charlotte V. Beard
Mailing Address 3013 Spruce Drive
Helena, Alabama 35080

Grantee's Name Charlotte V. Beard and
Mailing Address Robert Lyn Beard
3013 Spruce Drive
Helena, Alabama 35080

Property Address Lot 18 of Royal Pines II
Helena, Alabama 35080

Date of Sale 8-30-17

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 16,520.00 1/2 = 8260.

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

Appraisal

Sales Contract

Other Tax Assessors' Assessed Value

Closing Statement

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 8-30-17

Print William T. Harrison, Sr., Attorney

Unattested

Sign

William T. Harrison, Sr., Attorney
(Grantor/Grantee/Owner/Agent) circle one

(verified by)