

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

Send Tax Notice to:
Brandon W. Bearden
6295 Hwy 71
Shelby AL 35147

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

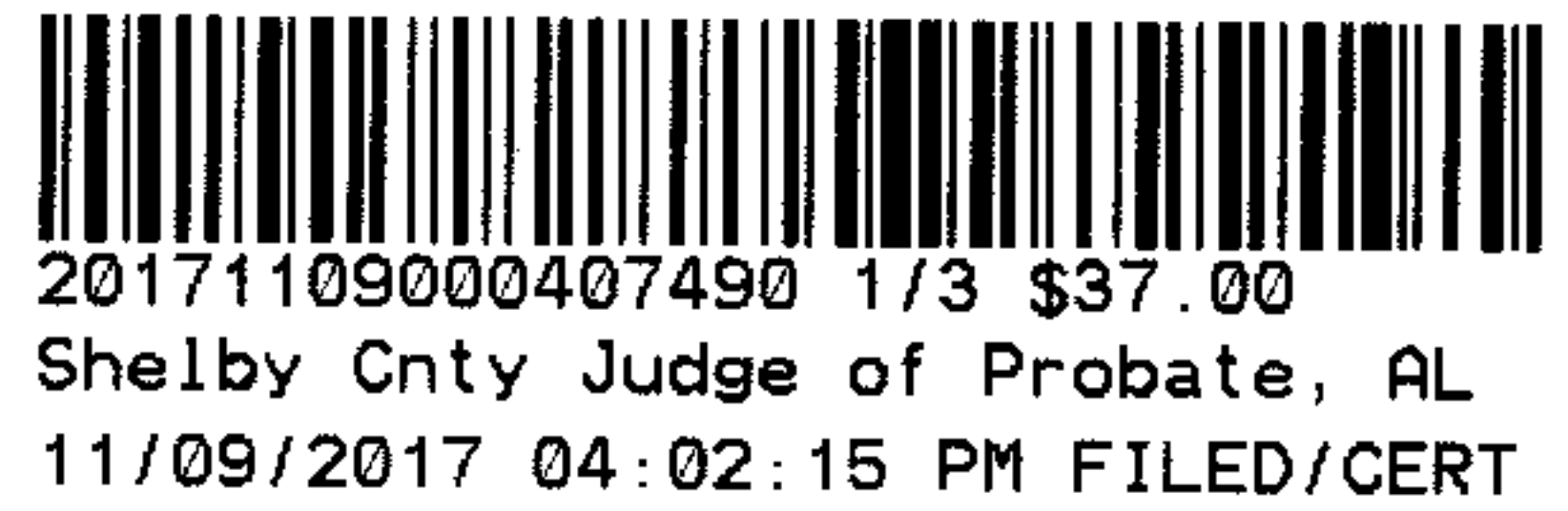
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifteen Thousand Six Hundred Eighty Five Dollars and zero cents (\$15,685.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Nelda Bearden, a single woman
grant, bargain, sell and convey unto,

Brandon W. Bearden

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION



Nelda Bearden and Nelda Alexander are one in the same person.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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 7th day of November, 2017.

Nelda Bearden

Nelda Bearden

STATE OF ALABAMA
SHELBY COUNTY

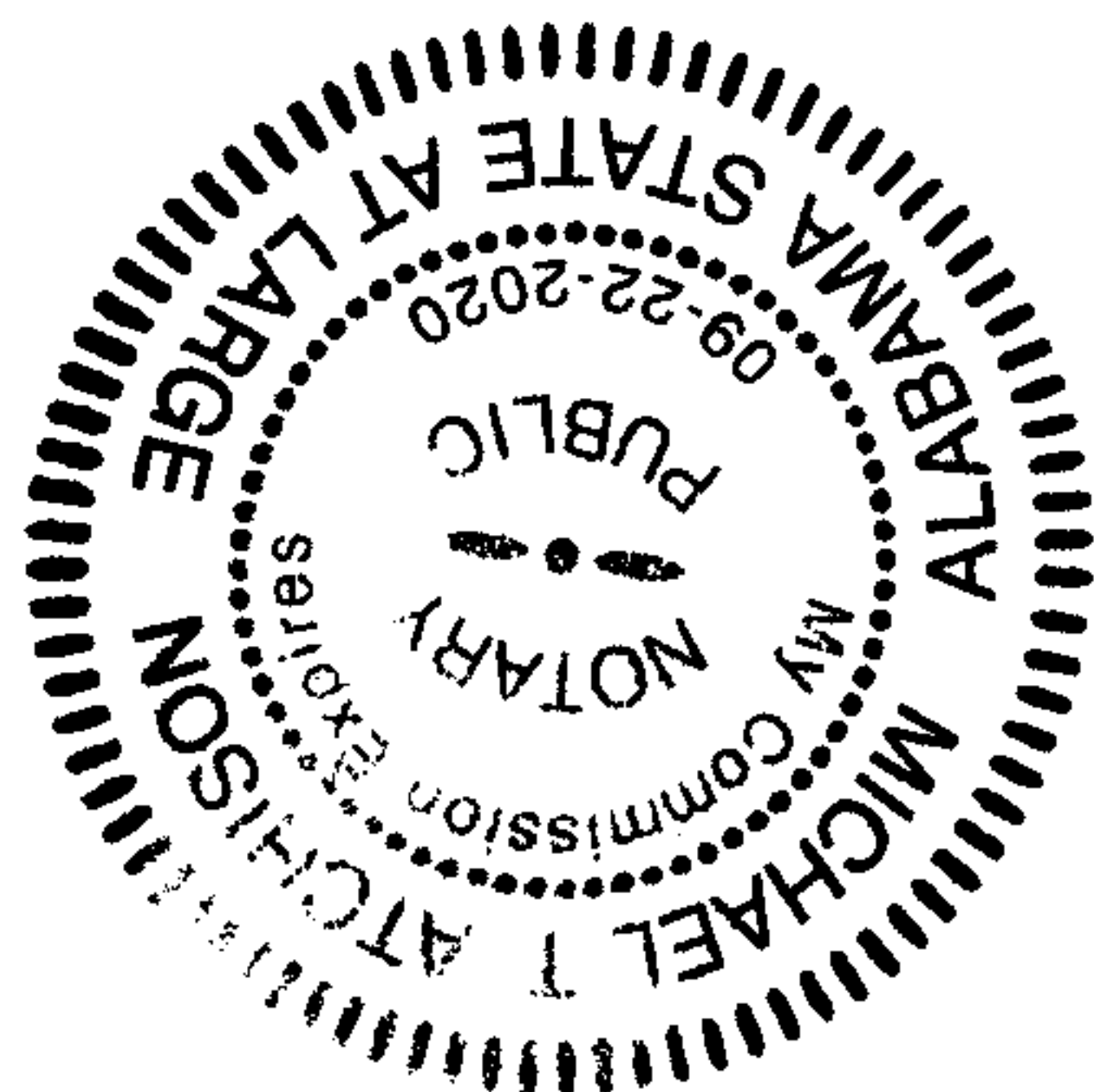
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Nelda Bearden

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2017.

Michael T. Atchison

Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 11/09/2017
State of Alabama
Deed Tax: \$16.00

EXHIBIT A – LEGAL DESCRIPTION

A part of Fractional NE 1/4 of SE 1/4, Section 22, Township 22, Range 1 East, Shelby County, Alabama, more particularly described as follows: For point of beginning, commence at the SW corner of said fractional quarter-quarter section and thence run in a northerly direction along the western boundary of said fractional quarter-quarter section a distance of 594 feet to a point; thence turn to the right and run in an easterly direction parallel with the southern boundary of said fractional quarter-quarter section a distance of 251 feet to a point; thence turn to the right and run in a southern direction parallel with the western boundary of said fractional quarter-quarter section a distance of 594 feet to a point on the southern boundary of said fractional quarter-quarter section; thence turn to the right and run westerly along the southern boundary of said fractional quarter-quarter section a distance of 251 feet to point of beginning.



20171109000407490 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
11/09/2017 04:02:15 PM 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 Nelda Bearden
Mailing Address _____

Grantee's Name Brandon Bearden
Mailing Address 6395 Hwy 71
Shelby, AL 35143

Property Address UNKNOWN

Date of Sale 11-7-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 15,685.00

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 Assessor's Value

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike Atchison
(Grantor/Grantee/Owner/Agent) circle one

