


**THIS INSTRUMENT PREPARED BY:**

**SEND TAX NOTICE TO:**

**W. L. Longshore, III  
Longshore, Buck & Longshore, P. C.  
2009 Second Avenue North  
Birmingham, AL 35203  
(205) 252-7661**

**Evelyn Beers  
1506 Verdure Circle  
Birmingham, AL 35226**

  
20171215000447360 1/3 \$87.00  
Shelby Cnty Judge of Probate AL  
12/15/2017 11:15:26 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, Greg Beers, a married man (herein referred to as grantor) does hereby grant, bargain, sell and convey unto Evelyn Beers (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being that all of that portion of the property described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate of Shelby County, Alabama that lies East of Alabama Highway # 119 and West of 4th Place SW said parcel being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along East line of said NW 1/4 of SE 1/4 for 1324.33 feet to the NE corner of said NW 1/4 of SE 1/4; thence turn a deflection angle left of 146 degrees 52 minutes 15 seconds and proceed southwesterly for 602.00 feet to the SE corner of the " Don and Helen Bunn" property as described in Deed Book 251 page 762 and recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90 degrees and proceed northwesterly along the Southwest property line of said " Bunn " property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th Place SW said point being the Point of Beginning; thence continue along the last described course for 137.63 feet to a point on the Southeast right of way margin of Alabama Highway # 119; thence turn a deflection angle right of 126 degrees 53 minutes 17 seconds and proceed northeasterly along said Southeast right of way margin of Alabama Highway # 119 for 9.30 feet to a point; thence turn a deflection angle left of 8 degrees 23 minutes 30 seconds and continue northeasterly along said Southeast right of way margin of Highway # 119 for 280.04 feet to a point at the intersection with the Westerly right of way margin of 4th Place SW; thence turn a deflection angle right of 151 degrees 51 minutes 25 seconds and proceed southeasterly along said Westerly right of way margin of 4th Place SW for 253.56 feet to the Point of Beginning.

The above property does not constitute the homestead of the grantor nor his spouse.

Subject to:


1. 2017 Taxes
2. Easement and restrictions of record

TO HAVE AND TO HOLD Unto 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, the heirs and assigns, that 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/15/2017  
State of Alabama  
Deed Tax \$66.00

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this  
25<sup>th</sup> day of NOVEMBER, 2017.

 (Seal)  
Greg Beers


GENERAL ACKNOWLEDGMENT

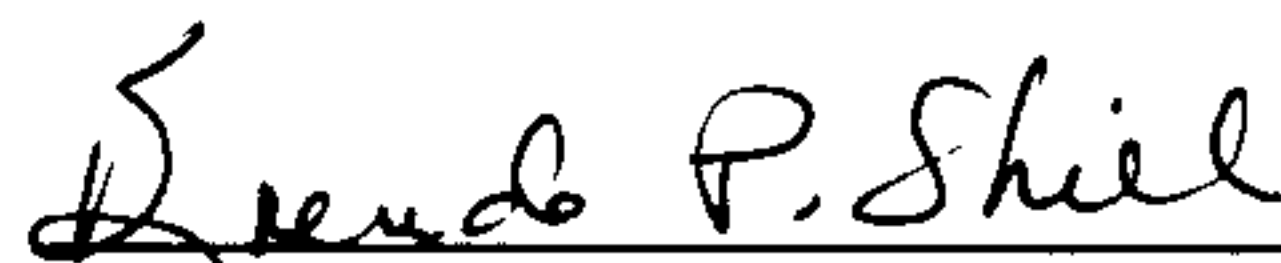
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Beers, 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 25<sup>th</sup> day of NOVEMBER, 2017.

  
20171215000447360 2/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
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Notary Public:  
My Commission Expires:  
Brenda P. Shill  
Notary Public  
Alabama State at Large  
My Commission Expires  
January 6th, 2019

Real Estate Sales Validation Form

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

Grantor's Name: Greg Beers

Grantee's Name: Evelyn Beers

Mailing Address: 1506 Verdure Circle  
Birmingham, AL 35226

Mailing address: 1506 Verdure Circle  
Birmingham, AL 35226

Property Address:  
719 4<sup>th</sup> PLACE S.W.  
ALABASTER AL 35007

Date of Sale 11-25-17  
Total Purchase \$ 10.00  
Actual Value \$ 13,120.00  
or  
Assessor's Market Value \$ 65,560.00

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 ☐ Appraisal  
☐ Sales Contract ☒ TAX NOTICE Other  
☐ 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 11-25-17

Print GREG BEERS

Unattested [Signature]  
Verified by

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



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