

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Kathryn Geisking Andrews  
565 Griffin Road  
Chelsea, AL 35043

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

GENERAL WARRANTY DEED

**20181023000374970**  
**10/23/2018 10:44:28 AM**  
**DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Sixty Nine Thousand and NO/100 (\$669,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Mary Maze nka Mary Maze Beasley and husband, Mark Beasley** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kathryn Geisking Andrews** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of ~~Jefferson~~, State of Alabama, to-wit:

*Shelby*

A parcel of land located in the Northeast ¼ of the Southeast ¼ of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Southeast Quarter, also being the Point of Beginning; thence run West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 997.25 feet; thence right 85 degrees 15 minutes 30 seconds a distance of 930.00 feet; thence right 92 degrees 42 minutes 39 seconds a distance of 1007.41 feet to the East line of Section 23; thence right 88 degrees 01 minutes 40 seconds a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and being at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23, a distance of 964.87 feet; thence left 88 degrees 01 minutes 40 seconds Westerly 24.01 feet; thence left 91 degrees 58 minutes 20 seconds Southerly 964.03 feet to the South line of the Northeast Quarter of the Southeast Quarter Section 23; thence left 85 degrees 59 minutes 47 seconds Easterly 24.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Mary Maze and Mary Maze Beasley are one and the same person.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as **565 Griffin Road, Chelsea, AL 35043**

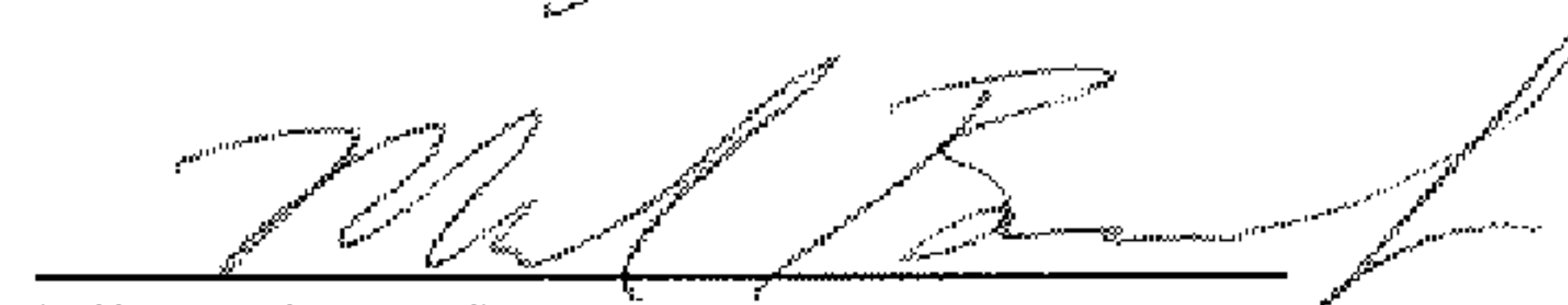
\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this October 19, 2018.

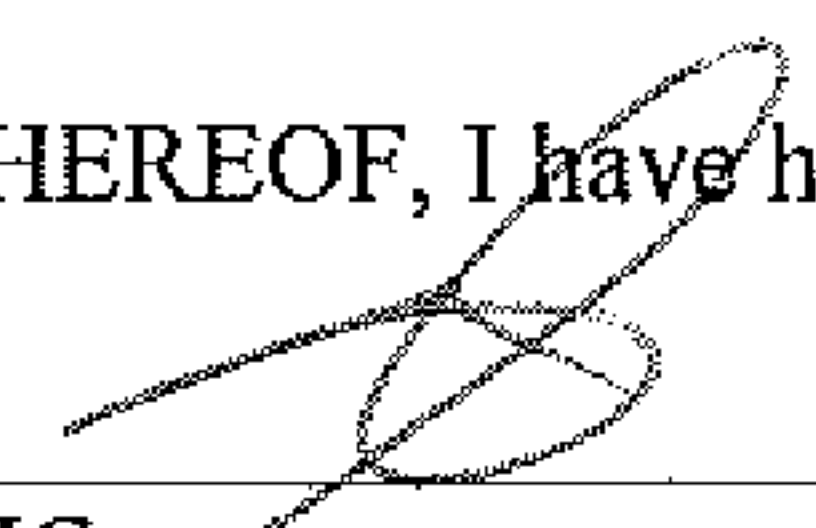
  
Mary Maze nka Mary Maze Beasley

  
Mark Beasley

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mary Maze nka Mary Maze Beasley and husband, Mark Beasley** 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 the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this October 19, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 03/14/2020

ALAN CROCKER KEITH Notary Public, Alabama State at Large My Commission Expires March 14, 2020
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EXHIBIT A

A parcel of land located in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Southeast Quarter, also being the Point of Beginning; thence run West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 997.25 feet; thence right 85 degrees 15 minutes 30 seconds a distance of 930.00 feet; thence right 92 degrees 42 minutes 39 seconds a distance of 1007.41 feet to the East line of Section 23; thence right 88 degrees 01 minutes 40 seconds a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and being at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23, a distance of 964.87 feet; thence left 88 degrees 01 minutes 40 seconds Westerly 24.01 feet; thence left 91 degrees 58 minutes 20 seconds Southerly 964.03 feet to the South line of the Northeast Quarter of the Southeast Quarter Section 23; thence left 85 degrees 59 minutes 47 seconds Easterly 24.06 feet to the point of beginning. Situated in 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 Mary Maze  
Mailing Address 109 Sutton Circle  
Birmingham, AL 35242

Grantee's Name Kathryn Gelsking Andrews  
Mailing Address 565 Griffin Road  
Chelsea, AL 35043

Property Address 565 Griffin Road  
Chelsea, AL 35043

Date of Sale 10/19/2018  
Total Purchase Price \$ 669000.00  
or  
Actual Value \$

20181023000374970 10/23/2018 10:44:28 AM DEEDS 4/4 or  
Assessor's Market Value \$

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  
☒ 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 10/22/18

Print Jeff W. Parmer

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/23/2018 10:44:28 AM  
\$693.00 CHERRY  
20181023000374970

*Ann S. Byrd*

Form RT-1