

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Daniel Jay Catland and Samantha Catland
1264 Bennett Dr.
Alabaster, AL 35007

WARRANTY DEED

20181102000389190

STATE OF ALABAMA

)

11/02/2018 09:18:30 AM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fourteen Thousand And No/100 Dollars (\$114,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ashlee M. Beck, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Jay Catland and Samantha Catland (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

From the Northeast corner of the NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, Run Westerly along the North boundary line of said 1/4 1/4 Section for 625 feet to the Point of Beginning of the Land herein described; thence continue Westerly along the North boundary line of said 1/4 - 1/4 Section for 100.00 feet; thence turn an angle of 91° 13' 39" to the left and run Southerly 200.0 feet; thence turn an angle of 88° 46' 21" to the left and run Easterly 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run Northerly 200.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

This property is not the homestead of the grantor nor that of her spouse.

Subject to a third party mortgage in the amount of \$110,953.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of October, 2018.

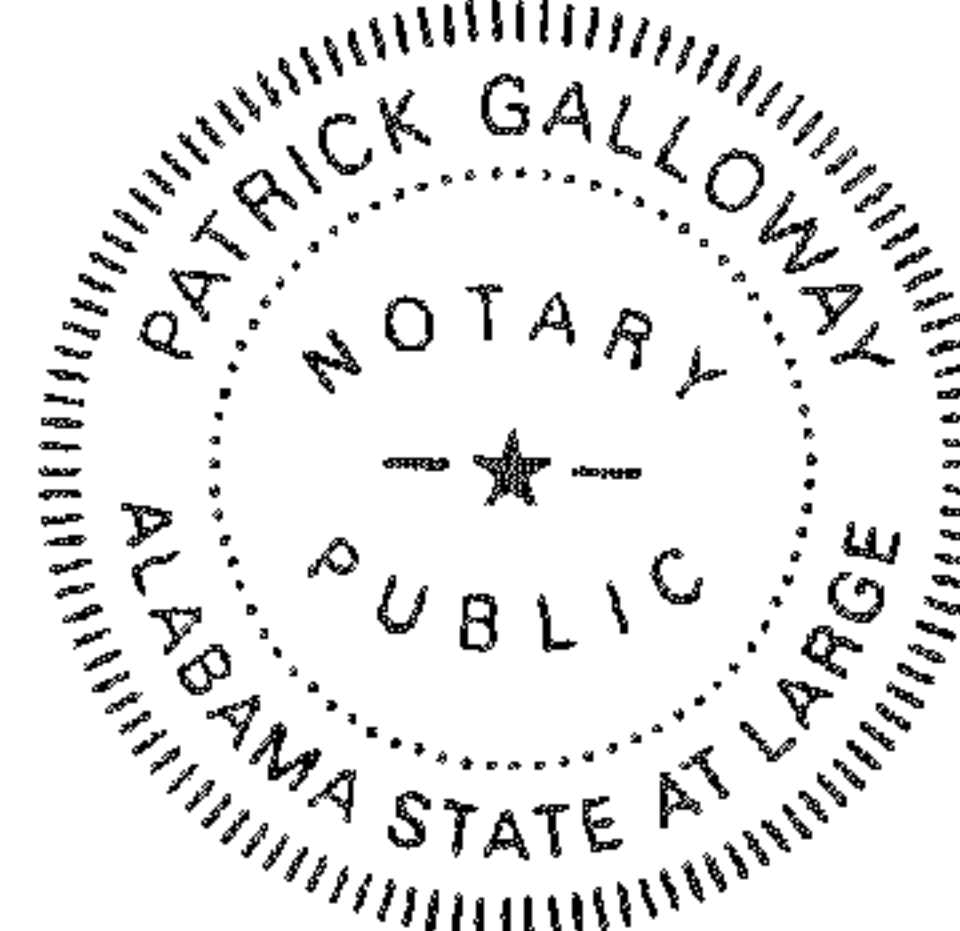
Ashlee M Beck
Ashlee M. Beck

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ashlee M. Beck 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 on this 31 day of October, 2018.

Patrick Galloway
Notary Public
My commission expires: 10-4-21



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Ashlee M. Beck	Grantee's Name	Daniel Jay Catland and Samantha Catland
Mailing Address	1264 Bennett Dr. Alabaster, AL 35007	Mailing Address	2510 Walker St Fultondale, AL 35068
Property Address	1264 Bennett Dr. Alabaster, AL 35007	Date of Sale	October 31, 2018
		Total Purchase Price	\$114,000.00
		or	
		Actual Value	\$ _____
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Ashlee M. Beck, 1264 Bennett Dr., Alabaster, AL 35007.

Grantee's name and mailing address - Daniel Jay Catland and Samantha Catland, 2510 Walker St, Fultondale, AL 35068.

Property address - 1264 Bennett Dr., Alabaster, AL 35007

Date of Sale - October 31, 2018.

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: October 31, 2018

Sign  Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2018 09:18:30 AM
 \$21.50 CHERRY
 20181102000389190

Alvin S. Boyd