This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

Description furnished by Grantor. No survey examined and no title examination made by this attorney. Source of title: Instrument No. 1999-31943, Shelby County Probate Judge, Shelby County, Alabama, 07/30/1993

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20181106000393760 1/3 $22.00
Shelby Cnty Judge of Probate, AL
11/06/2018 04:14:48 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 ($100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Rachel R. Bearden McRee,** as Personal Representative of the Estate of Raymond R. Bearden, Case No.: 20170344 as recorded in Chilton County, Alabama, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto myself, **Rachel R. Bearden McRee**, as per the Will of Raymond R. Bearden, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the south boundary of the Northeast quarter of the Northwest Quarter of Section 21, Township 22 South, Range 3 West with the southeast boundary of Wooley Heights (as recorded in Deed Book 77, Page 43, in the Shelby County Probate Office); thence in a northeasterly direction along said southeast boundary of Wooley Heights 253.11 feet; thence turn 85 degrees and 15 minutes to the right in a southeasterly direction 250.00 feet; thence turn 94 degrees and 45 minutes to the right in a southwesterly direction 232.34 feet, more or less, to intersection with said south boundary; thence in a westerly direction along said south boundary 252.57 feet, more or less, to the pont of beginning, containing 1.40 acres, more or less.

In order that the grantees, their heirs and assigns, shall have the right of ingress and egress to and from the land being conveyed hereby to the Montevallo-Siluria Public road, grantors herein further grant, bargain, sell and convey unto grantees, a right of way or easement of sufficient width for vehicular and/or pedestrian traffic over and across the lands retained by grantors lying adjacent to the property being conveyed and connecting with said Montevallo-Siluria Public Highway.

Subject To:
Advalorem taxes for the 2018 and subsequent years due and payable as of October 1, 2018 and existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, her successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

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

Rachel R Bearden McRee

Rachel R. Bearden McRee, as Personal Representative
of the Estate of Raymond R. Bearden

20181106000393760 2/3 $22.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Rachel R. Bearden McRee**, as Personal Representative of the Estate of Raymond R. Bearden, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2018.

Notary Public
My commission expires: 03/03/2019

Send tax notice to:
Rachel R. Bearden McRee
480 Ashville Circle
Montevallo, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name	Rachel R. Bearden McRee as	Grantee's Name	Rachel R. Bearden McRee
Mailing Address	Per. Rep. of the Est. of Raymond	Mailing Address	480 Ashville Circle
	R. Bearden, 480 Ashville Circle,		Montevallo, AL 35115
	Montevallo, AL 35115		
Property Address	11615 County Road 73	Date of Sale	
	Montevallo, AL 35115	Total Purchase Price	$
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$ $73,570

20181106000393760 3/3 $22.00
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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 Shelby County (AL) Tax Assessor's Office

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_____

____ Unattested _____ Sign Rachel R Bearden McRee

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1