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)

20181106000393770 1/3 $22.00
Shelby Cnty Judge of Probate, AL
11/06/2018 04:14:49 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:

A part of the NE 1/4 of NW 1/4 of Section 21, Township 22, Range 3 West, being more particularly described as follows: Begin at a point where the West right of way line of the Montevallo Siluria Highway crosses the South line of the NE 1/4 of NW 1/4 of Section 21, Township 22, Range 3 West and run along said highway right of way North 3 deg. and 10 min. West 100 ft.; run thence West and perpendicular to said road a distance of 150 feet; run thence North 3 deg. 10 min. West, parallel with said highway 300 feet; run thence South 88 deg. 30 min. West 475 feet, more or less, to the East line of "Wooley" Heights as shown by map recorded in Deed Book 77 at page 443 in Probate Office of Shelby County, Alabama; run thence Southwesterly along the East line of "Wooley Heights" to the point of intersection with The South line of said NE 1/4 of NW 1/4 of said Section 21, Township 22, Range 3 West; run thence East along the South line of said NE 1/4 of NW 1/4 to the point of beginning. Situated in Shelby County, Alabama.

Less and except the parcels of land previously conveyed by certain deeds recorded in Deed Book 275, page 510 and Deed Book 301, page 470 in the Office of the Judge of Probate of Shelby County, Alabama.

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

20181106000393770 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
Mailing Address Per. Rep. of the Est. of Raymond
R. Bearden, 480 Ashville Circle,
Montevallo, AL 35115

Grantee's Name Rachel R. Bearden McRee
Mailing Address 480 Ashville Circle
Montevallo, AL 35115

Property Address 11615 County Road 73
Montevallo, AL 35115

20181106000393770 3/3 $22.00
Shelby Cnty Judge of Probate, AL
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Date of Sale

Total Purchase Price $

or

Actual Value $

or

Assessor's Market Value $ $73,570

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