

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

SEND TAX NOTICE TO:  
Bethany Starnes  
45630 Highway 25  
Vincent, AL 35178

20181211000431950

12/11/2018 01:12:38 PM  
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy Thousand Two Hundred And No/100 Dollars (\$70,200.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Taylor Lee Brewer, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bethany Starnes (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Parcel 1:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama and proceed South 80 degrees 54' 13" West 2410.45 feet to the point of beginning of herein described parcel of land; thence continue South 80 degrees 54' 13" West 386.00 feet to a point in a curve on the Easterly right-of-way boundary of Alabama Highway No. 25 (ROW 80 feet); thence along a curve to the right with a delta angle of 17 degrees 38 minutes 36 seconds having a radius of 826.00 feet and an arc length of 254.35 feet, with a chord bearing and distance of North 15 degrees 36 minutes 39 seconds West 253.35 feet; thence North 9 degrees 31' 55" West along right-of-way for 72.65 feet; thence North 80 degrees 54' 13" East 400.00 feet; thence South 11 degrees 47' 46" East 324.72 feet, back to the Point of Beginning, situated in Shelby County, Alabama.

Parcel II:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 34, Township 18 South, Range 2 East and run South 895.46 feet; thence East 41.3 feet to the East right-of-way of Alabama Highway No. 25 and the Point of Beginning; thence continue East 510.94 feet; thence South 427.0 feet to South line of said 1/4-1/4 section; thence West 110.94 feet; thence North 327.0 feet; thence West 400.0 feet to the East right-of-way of Alabama Highway No. 25; thence North along said right-of-way 100.0 feet to the Point of Beginning, situated in Shelby County, Alabama.

LESS and EXCEPT THE FOLLOWING:

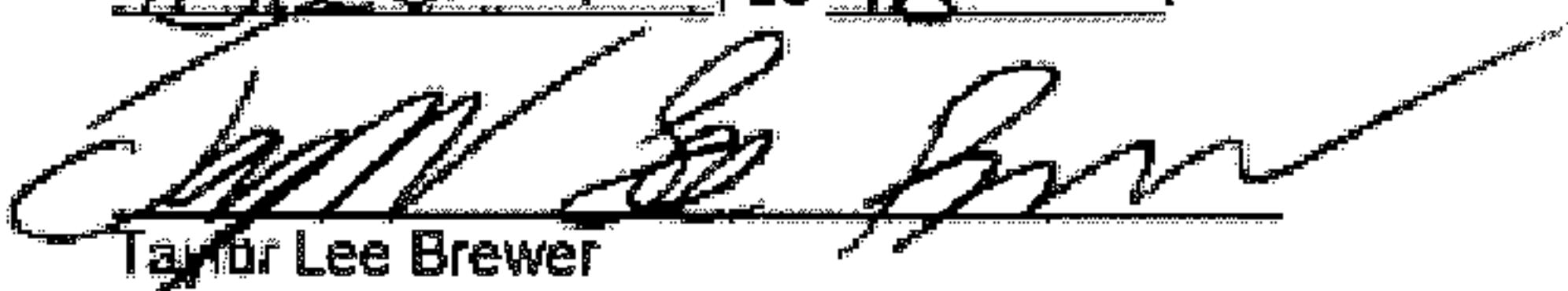
Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 895.46 feet; thence South 89 degrees 23 minutes 57 seconds East a distance of 41.30 feet to the Point of Beginning; thence continue along the last described course a distance of 511.04 feet; thence South 00 degrees 06 minutes 43 seconds West, a distance of 90.61 feet; thence South 89 degrees 18 minutes 31 seconds West, a distance of 113.54 feet; thence North 89 degrees 25 minutes 43 seconds West, a distance of 400.03 feet to a point on the Easterly ROW of Alabama Highway No. 25; thence North 01 degrees 39 minutes 40 seconds East and along said ROW, a distance of 93.39 feet to the Point of Beginning.

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.

Subject to a third party mortgage in the amount of \$68,928.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

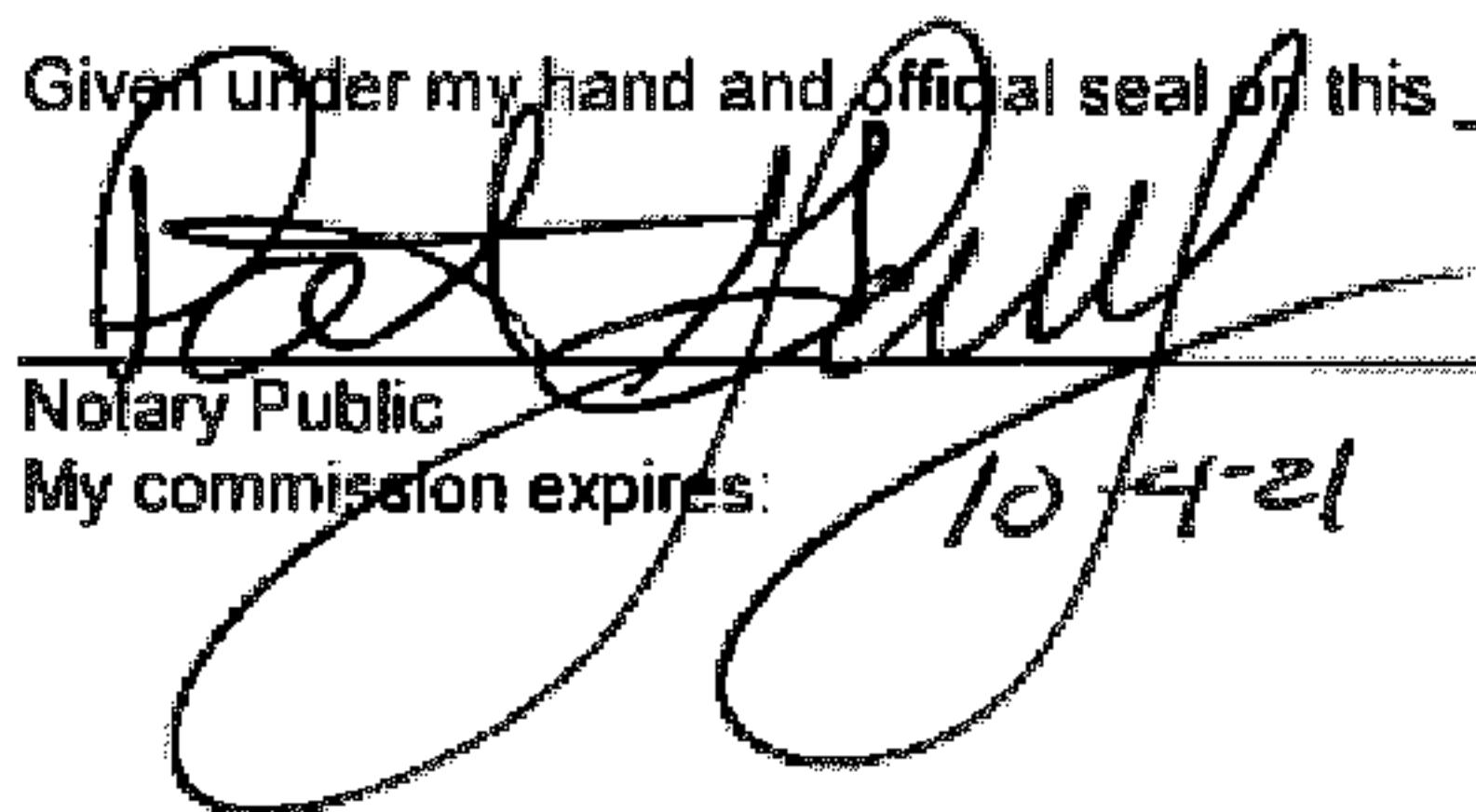
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6 day of December, 20 18.

  
Taylor Lee Brewer

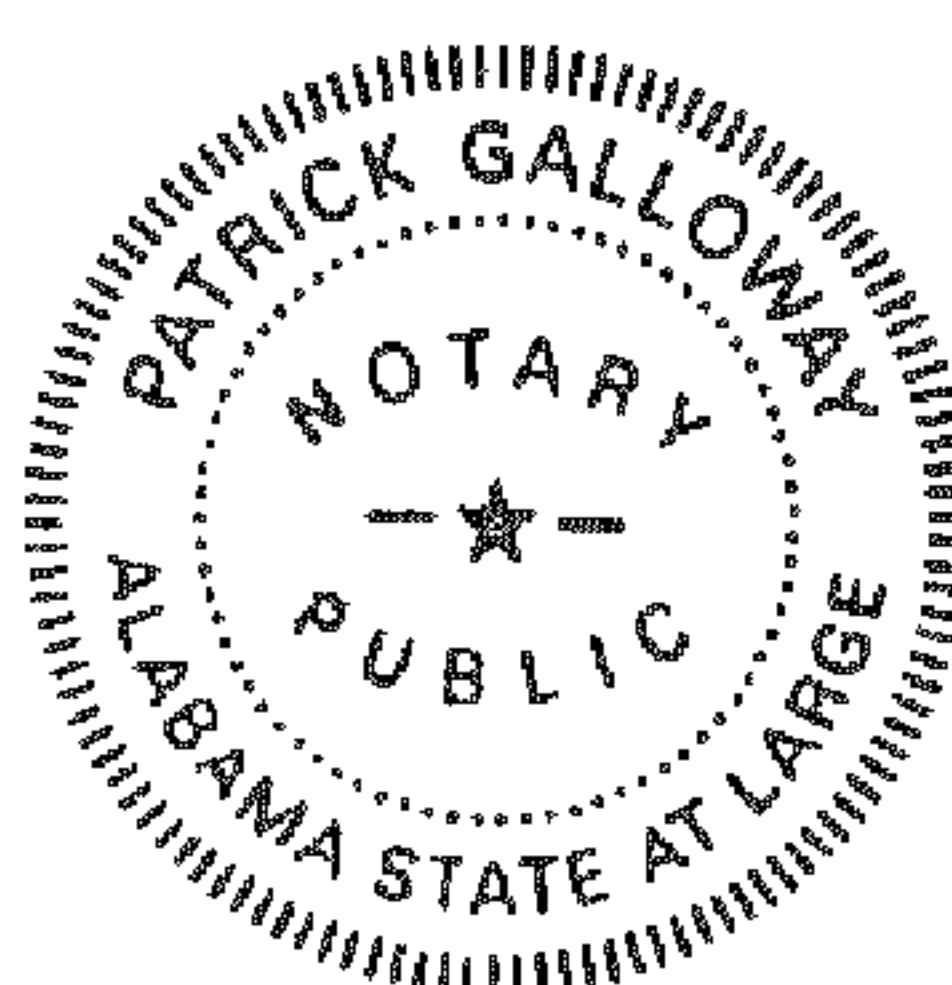
STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Taylor Lee Brewer 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 6 day of December, 2018.

  
Notary Public  
My commission expires: 10-4-21

FILE NO.: TS-1802335



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

Grantor's Name Taylor Lee Brewer

Grantee's Name Bethany Starnes

Mailing Address 45630 Highway 25  
Vincent, AL 35178Mailing Address 45630 Highway 25  
 Vincent, AL 35178Property Address 45630 Highway 25  
 Vincent, AL 35178Date of Sale December 6, 2018  
 Total Purchase Price \$70,200.00or  
 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)

 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 - Taylor Lee Brewer, . .

Grantee's name and mailing address - Bethany Starnes, 45630 Highway 25, Vincent, AL 35178.

Property address - 45630 Highway 25, Vincent, AL 35178

Date of Sale - December 6, 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.

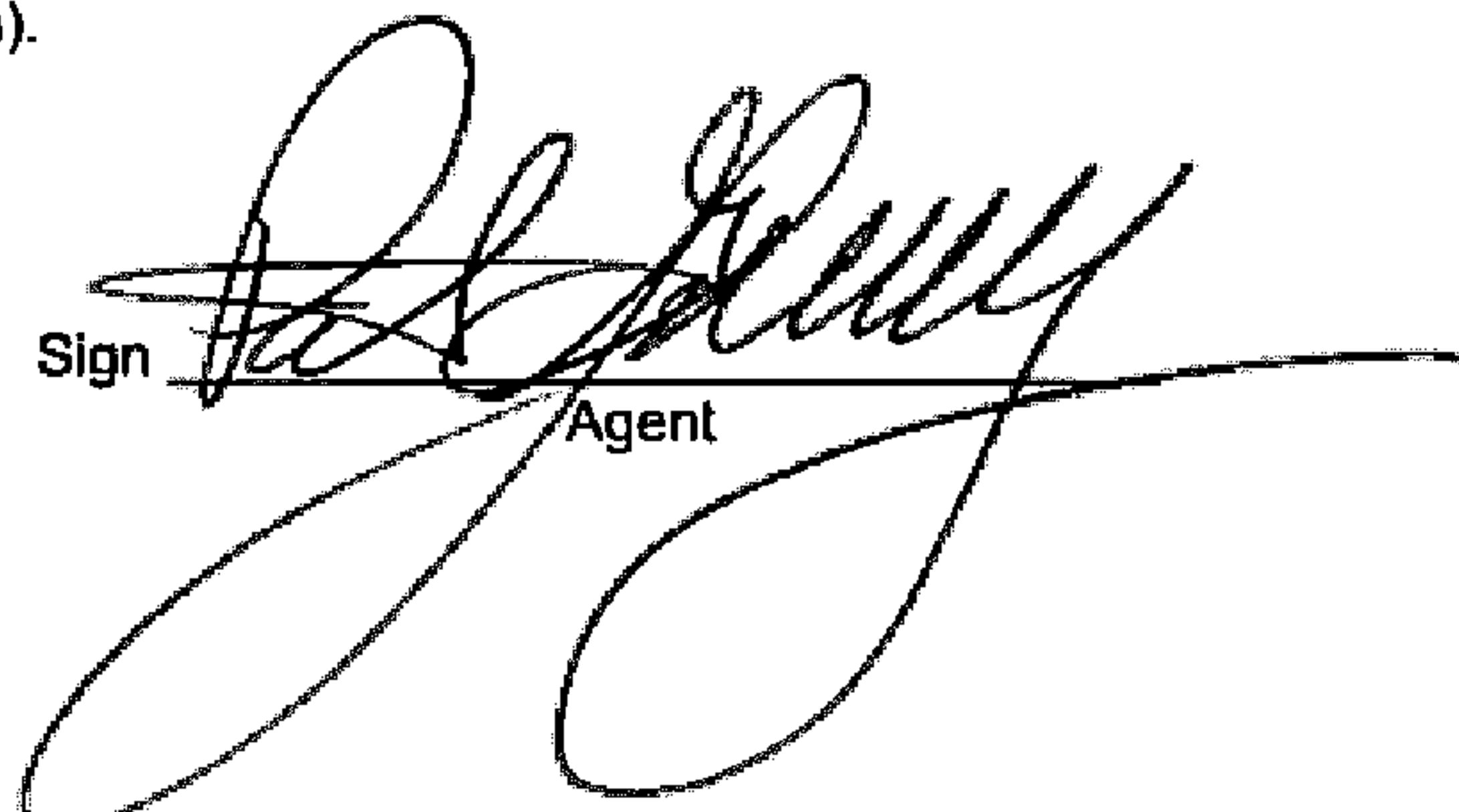
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
 current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
 property for property tax purposes will be used and the taxpayer will 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: December 6, 2018

Sign \_\_\_\_\_

Agent




Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/11/2018 01:12:38 PM  
 \$19.50 CHERRY  
 20181211000431950

*Taylor S. Brewer*