

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Michael A. Heard  
1198 Woodlands Way  
Hoover, Alabama 35080

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this December 13, 2018**, That for and in consideration of **FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **SOUTHFIRST BANK, BY DANIEL S. KEENEY, AS ITS SENIOR VICE PRESIDENT**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MICHAEL A. HEARD**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lots 5A, according to the Survey of The Woodlands, Sector 4, as recorded in Map Book 36, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 89.
7. Restrictions appearing of record n Instrument No. 2000-35706; Instrument No. 20040923000524930 and as amended in Instrument No. 20100927000316170, but deleting any restrictions based on race, color, creed or national origin.
8. Grant of Land Easement and Restrictive Covenants for Underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20061212000601640.
9. Easement for landscaping as set out in Instrument No. 2001-19185.
10. Covenant for Storm Water Run-Off Control as set out in deed recorded in Instrument No. 20070316000119730.

**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, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 13, 2018.

**GRANTOR:**

*SouthFirst Bank, by Daniel S. Keeney SVP*  
SouthFirst Bank, by Daniel S. Keeney, as its Senior Vice President

**STATE OF ALABAMA**  
**COUNTY OF** Talladega

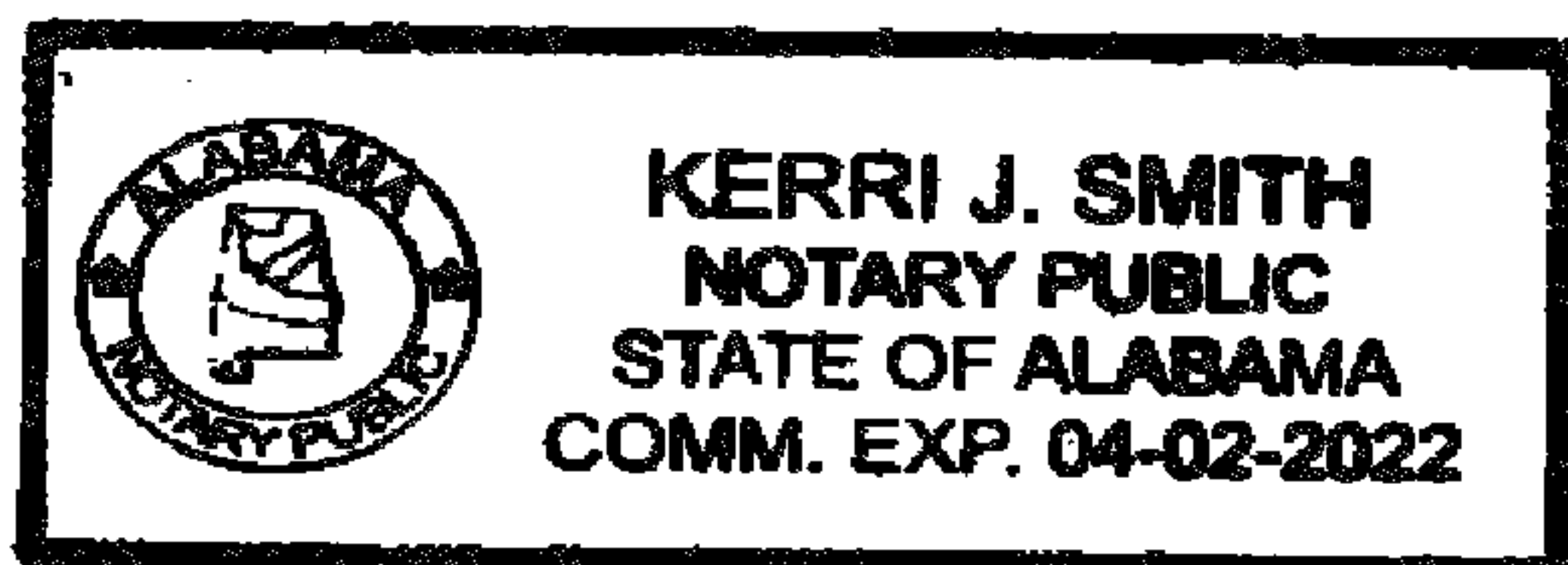
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that SouthFirst Bank, by Daniel S. Keeney, as its Senior Vice President, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, SouthFirst Bank, by Daniel S. Keeney, as its Senior Vice President executed the same voluntarily with full authority as Senior Vice President for said bank, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 13, 2018.

*Kerri J. Smith*  
\_\_\_\_\_, Notary Public

My Commission Expires: 4/2/22

[Affix Seal Here]



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

**Grantor's Name** SouthFirst Bank  
**Mailing Address** \_\_\_\_\_  
126 North Norton Avenue  
Sylacauga, AL 35150

**Grantee's Name** Michael A. Heard  
**Mailing Address** \_\_\_\_\_  
1198 Woodlands Way  
Helena, AL 35080

**Property Address** 1202 Woodlands Way  
Helena, AL 35080  
 \_\_\_\_\_  
 \_\_\_\_\_

**Date of Sale** 12/18/18  
**Total Purchase Price** \$ 15,000.00

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)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

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 12/18/18

Print C. Ryan Sparks

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/20/2018 11:03:47 AM  
 \$36.00 CHERRY  
 20181220000445030

*Allen S. Byrd*