

This Instrument was Prepared by:

Send Tax Notice To: Brendan Beal

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

45 Eugene Ave
Jemison, AL 35085

File No.: S-19-25334

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Eight Thousand Dollars and No Cents (\$48,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Seagle, as Trustee, in Trust for Evelyn Seagle and Linda Roman Probate Case # PR2015 000357, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brendan Beal**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter and running due East 330 feet to a point, this being a point of beginning of said tract to-wit. Beginning at the above described point and running due East 330 feet; thence running due South, 1320 feet; thence running due West 330 feet, thence running North 1320 feet to the point of beginning.

LESS AND EXCEPT property in deed recorded in Real Book 281, Page 852.
Situated in Shelby County, Alabama.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of April, 2019.

JAMES SEAGLE, AS TRUSTEE, IN TRUST FOR
EVELYN SEAGLE AND LINDA ROMAN PROBATE
CASE # PR2015 000357, SHELBY COUNTY,
ALABAMA


James Seagle
Trustee

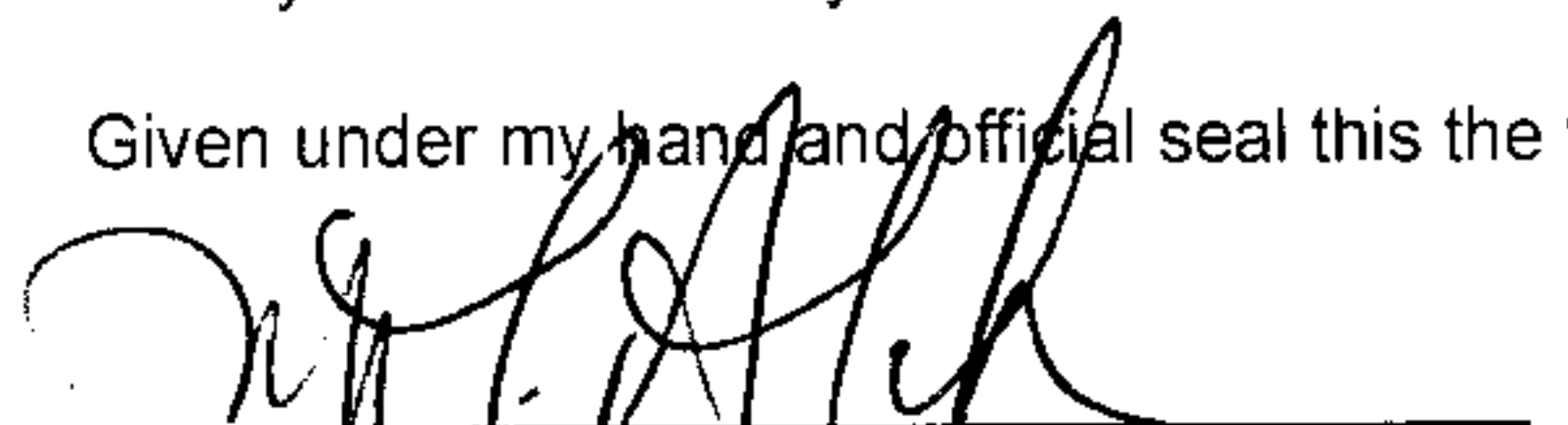

20190415000122600 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

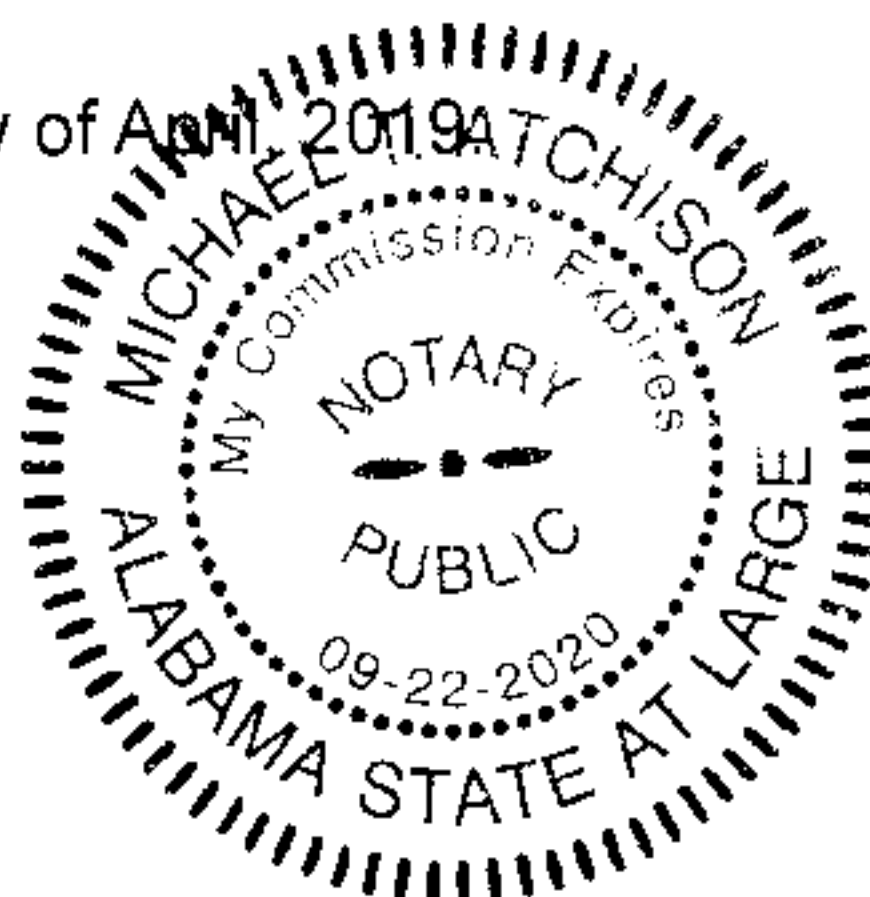
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that James Seagle, as Trustee, in Trust for Evelyn Seagle and Linda Roman Probate Case # PR2015 000357, Shelby County, Alabama, 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 this the 9th day of April, 2019.


Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 22, 2020



Shelby County, AL 04/15/2019
State of Alabama
Deed Tax: \$48.00

Real Estate Sales Validation Form

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

Grantor's Name James Seagle, as Trustee, in Trust
for Evelyn Seagle and Linda Roman
Probate Case # PR2015 000357,
Shelby County, Alabama

Mailing Address 5290 Hwy 10
Montevallo AL 35015

Property Address 5250 Hwy 10
Montevallo, AL 35115

Grantee's Name Brendan Beal

Mailing Address 45 Eugene Ave
Jemison, AL 35085

Date of Sale April 09, 2019
Total Purchase Price \$48,000.00

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 of 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 April 05, 2019

Print James Seagle, as Trustee, in Trust for Evelyn
Seagle and Linda Roman Probate Case # PR2015
000357, Shelby County, Alabama

20190415000122600 2/2 \$66.00
Shelby Cnty Judge of Probate, AL
04/15/2019 03:26:12 PM FILED/CERT

x James Seagle

Form RT-1