

This Instrument was Prepared by:

Send Tax Notice To: Joseph P. Gerardi

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

File No.: MV-19-25418

765 Hwy 107
Montevallo, AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)**, 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, **Howard B. Barnes, a married man, Denise Ferrell, a married woman and Cindy Noblitt, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph P. Gerardi**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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. No part of the homestead of the Grantors herein or their spouses.

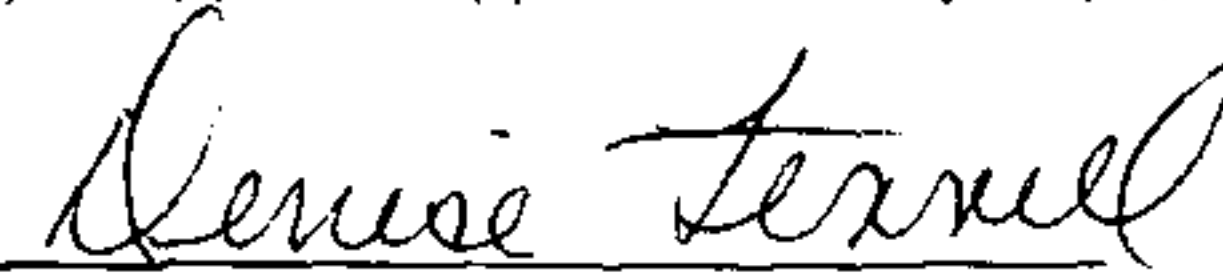
\$252,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of April, 2019.


Cindy Noblitt

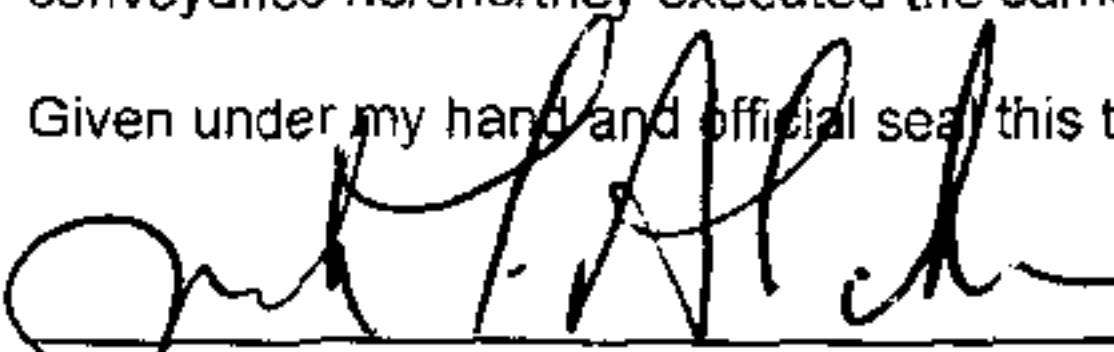

Denise Ferrell

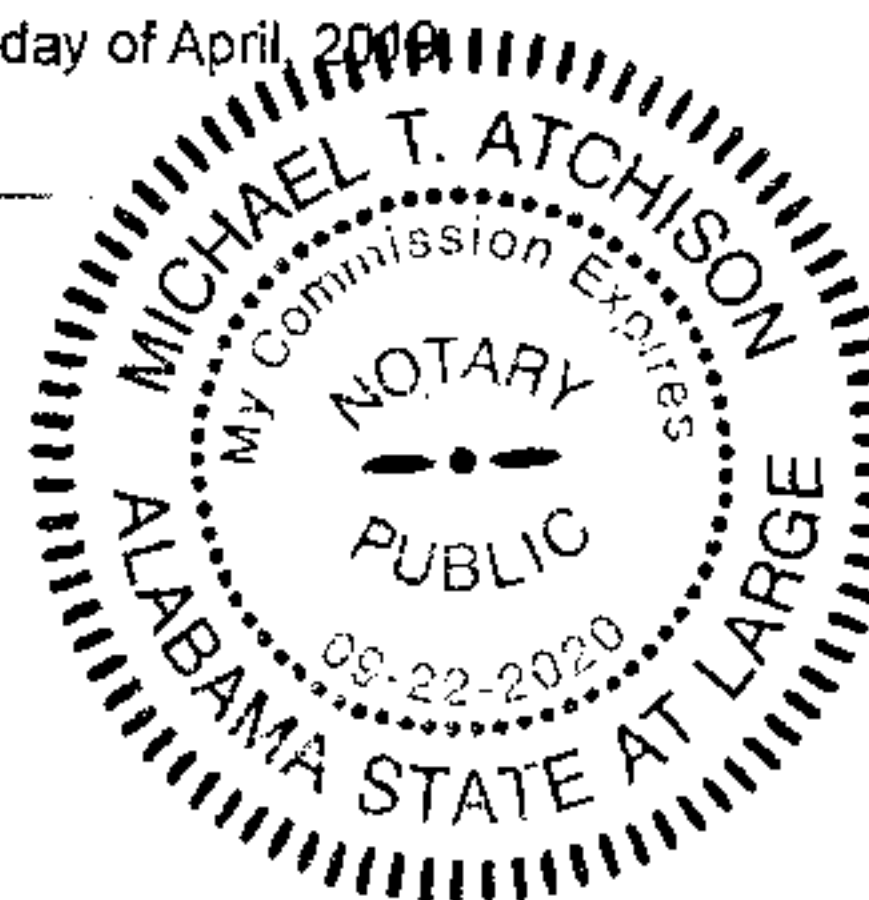
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Cindy Noblitt and Denise Ferrell, 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 29th day of April, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20190529000183060 1/4 \$88.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:38 AM FILED/CERT

Shelby County, AL 05/29/2019
State of Alabama
Deed Tax: \$63.00


Howard B. Barnes

CS
STATE OF Colorado
SHELBY EL PASO

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Howard B. Barnes**, 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 20 day of May, 2019.


Notary Public
Commission Expires:

CATHERINE SUN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184030410
MY COMMISSION EXPIRES 07/27/2022



20190529000183060 2/4 \$88.00
Shelby Cnty Judge of Probate: AL
05/29/2019 09:40:38 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West; thence run Southerly along the West boundary line of said 1/4-1/4 Section for 380.0 feet; thence turn left an angle of 87 degrees 17 minutes 47 1/2 sec. and run Easterly 230.0 feet; thence turn left an angle of 92 degrees 42 minutes 12 1/2 seconds and run Northerly 380.0 feet; thence turn left an angle of 87 degrees 17 minutes 47 1/2 seconds and run Westerly 230.0 feet to point of beginning. This land being a part of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West.
Minerals and mining rights excepted.

PARCEL TWO:

An EASEMENT for driveway described as: 10-foot on either side of a centerline described as follows: Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West; thence Easterly along the North line of said 1/4-1/4 Section 230 feet; thence an angle of 87 degrees 17 minutes 48 seconds to the right for a distance of 278.77 feet to the point of beginning of the centerline of driveway; thence an angle of 56 degrees 38 minutes 45 seconds to the left for a distance of 102.55 feet; thence turn an angle of 18 degrees 35 minutes 35 seconds to the left for 226.19 feet; thence an angle of 34 degrees 41 minutes 50 seconds to the left for a distance of 119.13 feet thence an angle of 11 degrees 19 minutes 20 seconds to the right for a distance of 640.68 feet to a point on the West right of way of Shelby County Highway #107 and the point of ending of Easement for driveway. Situated in the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West.
Minerals and mining rights excepted.

PARCEL THREE:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 south, Range 3 West; thence easterly for 230.00 feet along the North line of the SW 1/4 of the SE 1/4 to the point of beginning; thence continue along the North line of the SW 1/4 of the SE 1/4 for a distance of 344.00 feet; thence turn an angle to the right of 87 degrees 17 minutes 48 seconds for a distance of 380.00 feet; thence turn an angle to the right of 92 degrees 42 minutes 12 seconds for a distance of 344.00 feet; thence turn an angle to the right of 87 degrees 17 minutes 48 seconds for a distance of 380.00 feet to the point of beginning.

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West; thence easterly for 574.00 feet along the North line of the SW 1/4 of the SE 1/4 to the point of beginning; thence continue along the North line of the SW 1/4 of the SE 1/4 for a distance of 708.39 feet to a point on the West right of way of Shelby County Highway #107; thence turn an angle to the right of 87 degrees 50 minutes 54 seconds for a distance along the West right of way of 221.60 feet; thence turn an angle to the right of 80 degrees 56 minutes 07 seconds for a distance of 560.49 feet; thence turn an angle to the left of 85 degrees 07 minutes 11 seconds for a distance of 49.41 feet; thence turn an angle to the right of 96 degrees 20 minutes 10 seconds for a distance of 154.46 feet; thence turn an angle to the right of 87 degrees 17 minutes 48 seconds for a distance of 380.00 feet to the point of beginning.

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West; thence southerly for 380.00 feet along the West line of the SW 1/4 of the SE 1/4 to the point of beginning; thence turn an angle to the left of 87 degrees 17 minutes 48 seconds for a distance of 230.00 feet; thence turn an angle to the right of 45 degrees 44 minutes 15 seconds for a distance of 139.47 feet; thence turn an angle to the right of 134 degrees 15 minutes 45 seconds for a distance of 322.63 feet; thence turn an angle to the right of 87 degrees 17 minutes 48 seconds for a distance of 100.00 feet to the point of beginning.

PARCEL FOUR:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West, being more particularly described as follows:

Commence at the northeast corner of the SW 1/4 of the SE 1/4 of said Section and run South along the East boundary line of said quarter-quarter section a distance of 203.66 feet; thence turn 81 degrees 13 minutes 13 seconds right and run a distance of 601.65 feet; thence turn 85 degrees 07 minutes 11 seconds left and run a distance of 10.03 feet to an existing 3/8 inch rebar and the point of beginning; thence continue along the last course a distance of 350.46 feet to a crimp pipe on the centerline of a ditch; thence turn 156 degrees 45 minutes 15 seconds left and run a distance of 102.44 feet to a crimp pipe on the centerline of said ditch; thence turn 29 degrees 54 minutes 15 seconds right and run a distance of 59.28 feet to a crimp pipe on the centerline of said ditch; thence turn 15 degrees 02 minutes 15 seconds right and run a distance of 301.34 feet to a crimp pipe on the centerline of said ditch; thence turn 13 degrees 19 minutes 45 seconds right and run a distance of 99.45 feet to a crimp pipe on the centerline of said ditch; thence turn 03 degrees 59 minutes 00 seconds right and run a distance of 82.81 feet to a crimp pipe on the centerline of said ditch, said pipe being on the West R.O.W. boundary line of Shelby County Highway #107; thence turn 81 degrees 18 minutes 52 seconds left and run along said R.O.W. a distance of 135.70 feet to an existing 3/8 inch rebar; thence turn 99 degrees 03 minutes 57 seconds left and run a distance of 560.49 feet to the point of beginning.



20190529000183060 3/4 \$88.00
Shelby Cnty Judge of Probate, AL
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20190529000183060 4/4 \$88.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Howard B. Barnes Denise Ferrell Cindy Noblitt	Grantee's Name	Joseph P. Gerardi
Mailing Address	<u>1144 BRYAN DR</u> <u>IRONDALE, AL 35210</u>	Mailing Address	<u>765 Hwy 107</u> <u>Montevallo, AL 35115</u>
Property Address	<u>765 Hwy 107</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>April 29, 2019</u>
		Total Purchase Price	<u>\$315,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 May 20, 2019

Print Howard B. Barnes

Unattested

(verified by)

Sign

Howard B. Barnes
(Grantor/Grantee/Owner/Agent) circle one