


This instrument prepared by:  
Elizabeth A. Roland, Attorney  
Roland Milling Law LLC  
304 Canyon Park Dr.  
Pelham, AL 35124

(Description furnished by Grantor-No Survey  
Examined and no Title examination made by this  
attorney) Source of title: Map Book 50, Page 89, as  
as instrument 20190417000126730, in the Probate  
Judge's office of Shelby County, Alabama on April 17,  
2019.

STATE OF ALABAMA )

SHELBY COUNTY )

**WARRANTY GIFT DEED**

  
20190604000191460 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
06/04/2019 11:09:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration No (00) Dollars to the Grantor in hand paid by the Grantee, herein, the receipt of No (00) Dollars whereof is acknowledged, I, **John Beasley**, a married man, hereinafter referred to as Grantor (Donor), do grant, bargain, gift and convey unto **Joshua Allen Beasley**, an unmarried man, hereinafter referred to as Grantee (Recipient), the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the SW Corner of Lot 1 of the Beasley Family Subdivision, as recorded in Map Book 36, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence S87 degrees 24'56" E for a distance of 167.15 feet; thence N00 degrees 09'54" E for a distance of 264.05 feet; thence S89 degrees 53'54" W for a distance of 167.00 feet; thence S00 degrees 09'54" W for a distance of 256.22 feet to the Point of Beginning. Said Parcel contains 1.00 acres, more or less.

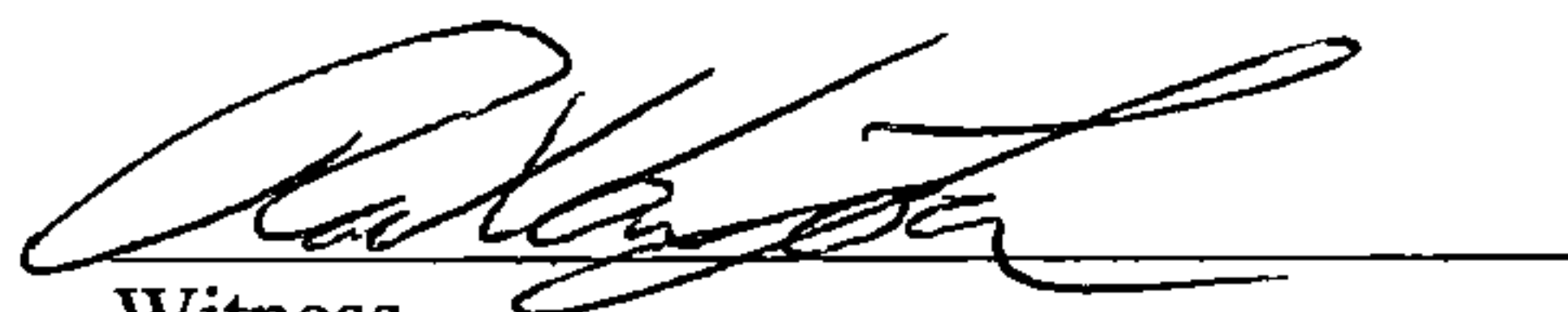
This property is no part of Grantor's homestead.

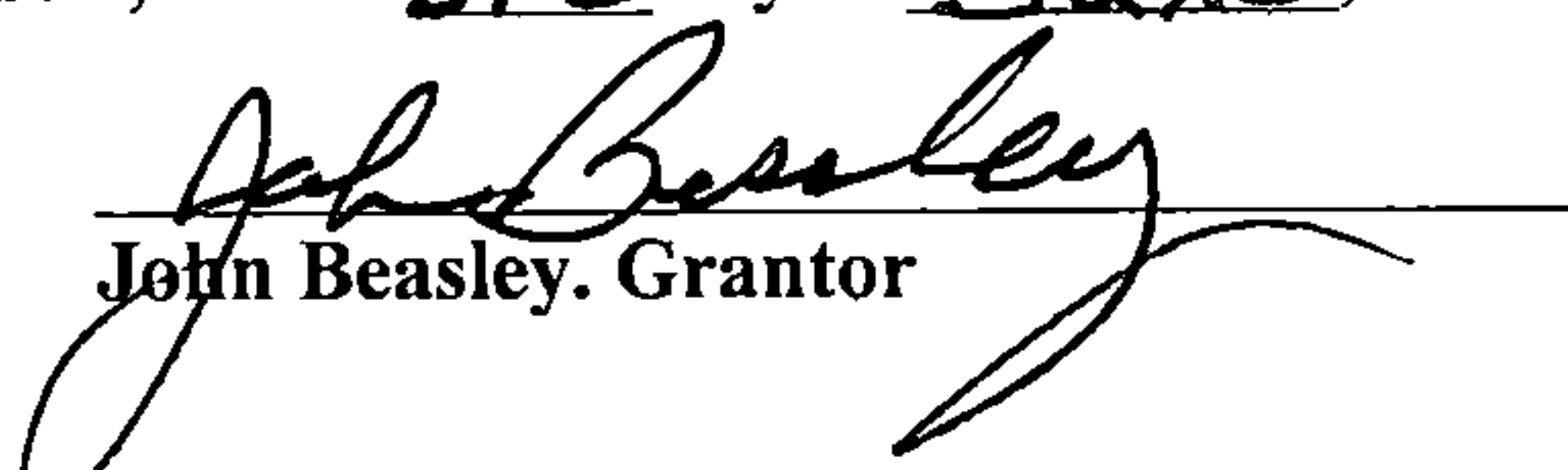
**Said conveyance is a gift, no money has exchanged hands.**

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

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

IN WITNESS WHEREOF, I have hereto set my hand and seal, this the 3rd day of June, 2019.

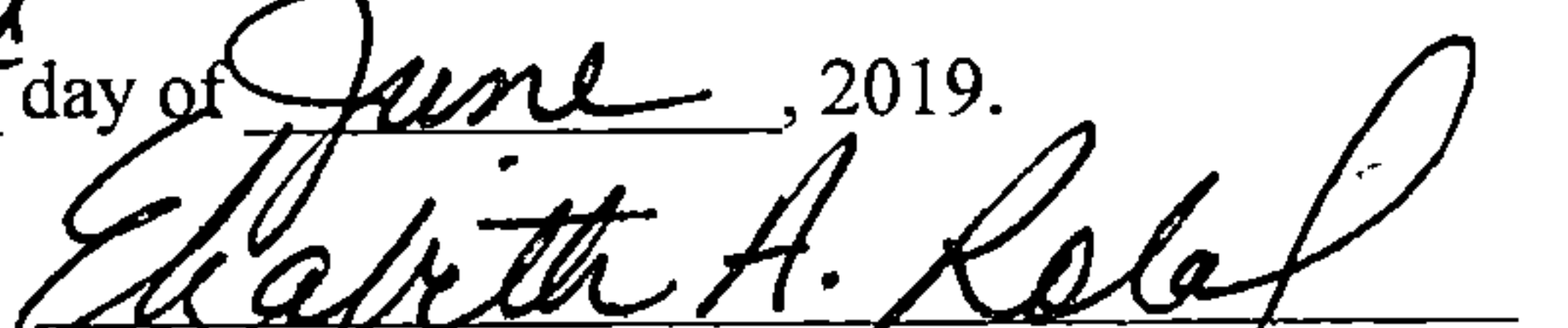
  
Witness

  
John Beasley, Grantor

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for State of Alabama, at Large, hereby certify that John Beasley, a married man, and 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 he executed the same voluntarily on the day the same bears date

Given under my hand and official seal this the 3rd day of June, 2019.

  
Notary Public  
My commission expires: 5/22/2022

Send tax notice to:  
Joshua Allen Beasley  
1668 Highway 42  
Calera, AL 35040

Shelby County, AL 06/04/2019  
State of Alabama  
Deed Tax: \$16.00

# Real Estate Sales Validation Form

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

Grantor's Name John Beasley  
Mailing Address 1668 Highway 42  
Calera, AL 35040

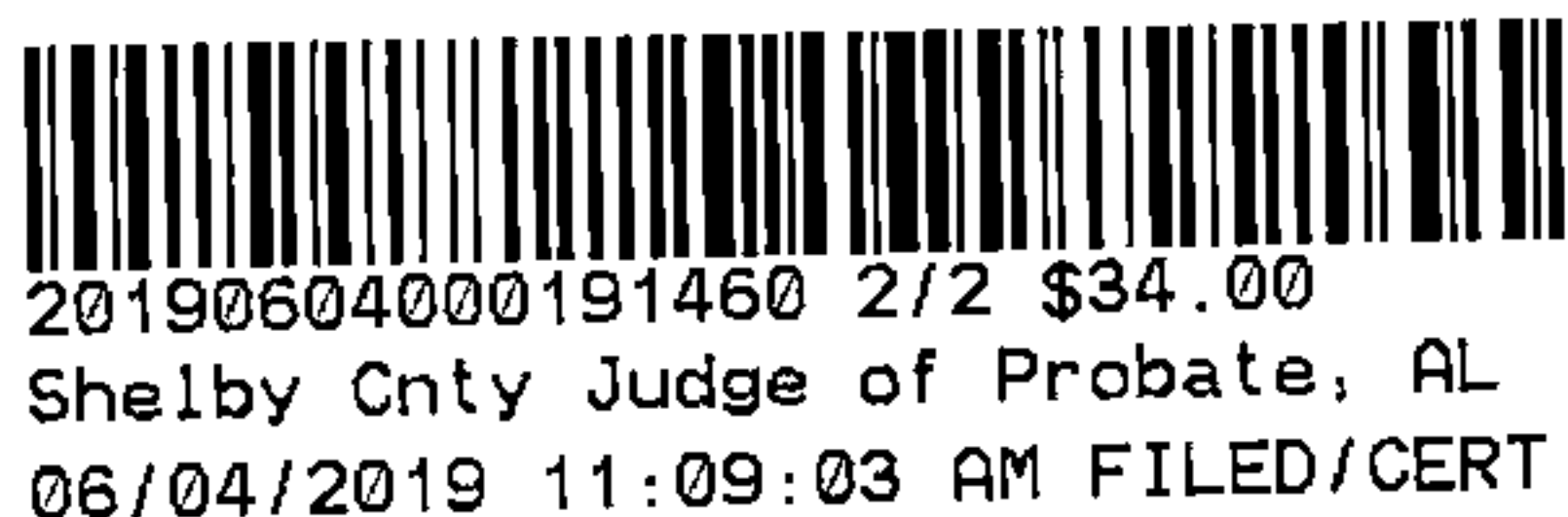
Grantee's Name Joshua Allen Beasley  
Mailing Address 1668 Highway 42  
Calera, AL 35040

Property Address 1668 Highway 42  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 16,000.00



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 Shelby County (AL) Tax Assessor's Office

☐ 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 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 5-13-19

Print John Beasley

Unattested

Sign John Beasley  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1