

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jeffery Michael Beasley
311 Cedar Lane
Columbiana, AL 35051

WARRANTY DEED

20190725000265140 1/2 \$188.00
Shelby Cnty Judge of Probate, AL
07/25/2019 09:07:09 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$170,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Eugene T. Beasley and wife, Gay H. Beasley** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jeffery Michael Beasley and Donna Gay Hovis** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

The grantors herein reserve a life estate in and to the following property:

Lot 303, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 4 as recorded in Map Book 22, Page 52, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

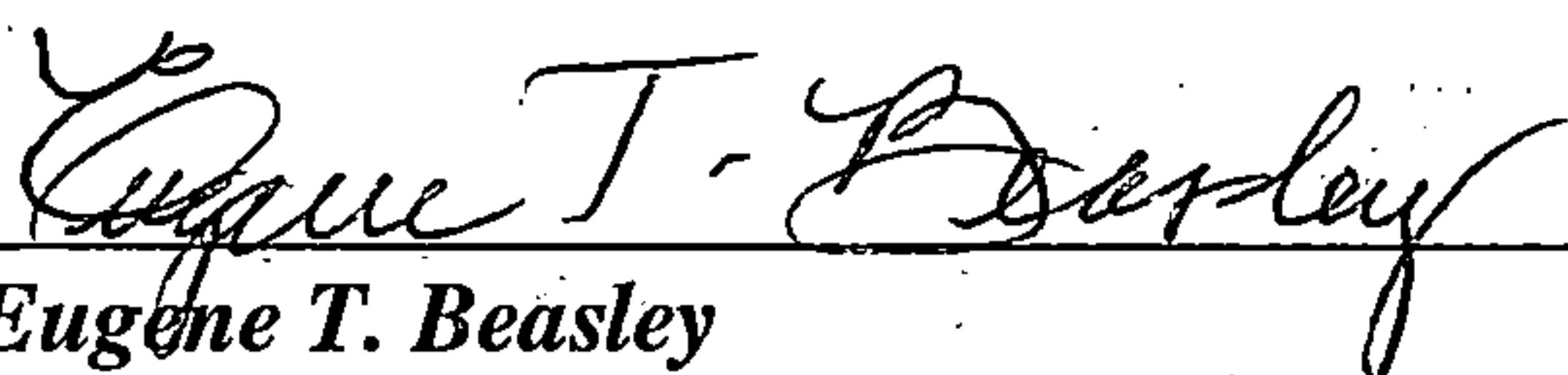
SUBJECT TO:

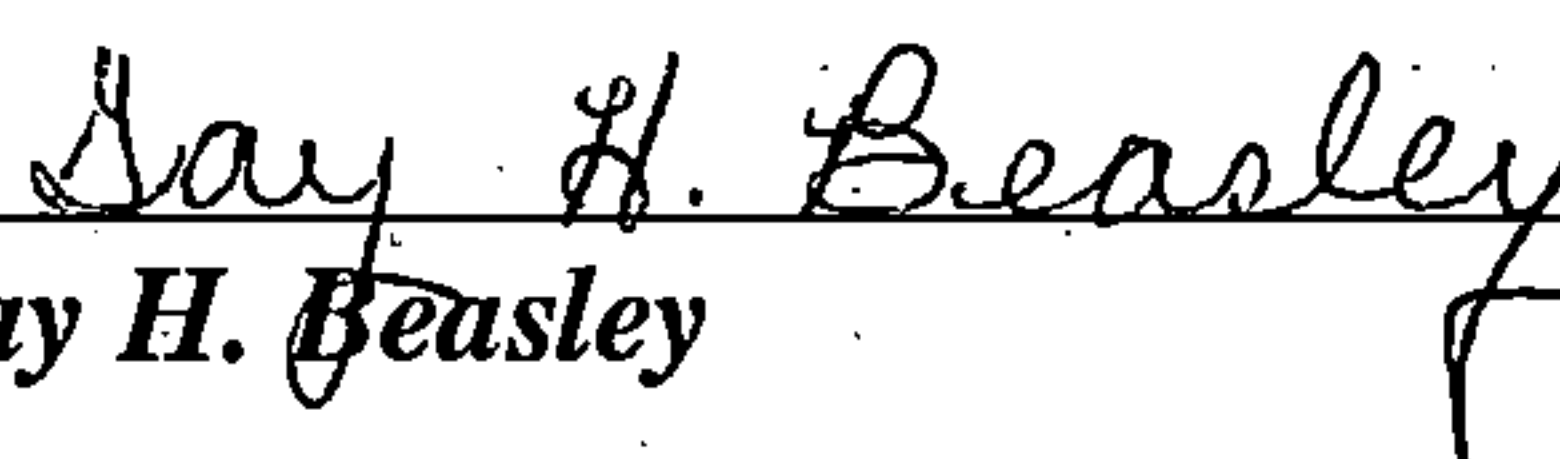
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, zoning and permits of record.
3. Mineral and mining rights not owned by Grantor. Grantor hereby specifically excepts and reserves from this conveyance all other coal, oil, gas and other minerals of whatsoever nature lying on or underneath the above-described property, together with all mining rights necessary or convenient with respect thereto, provided, that Grantor shall not have the right to mine the above property by strip or surface mining methods; and provided further that Grantor does not reserve any right to access to the surface of the property.
4. Restrictive covenants recorded in Instrument #1997-08329 in the Probate Office of Shelby County, Alabama.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July, 2019.

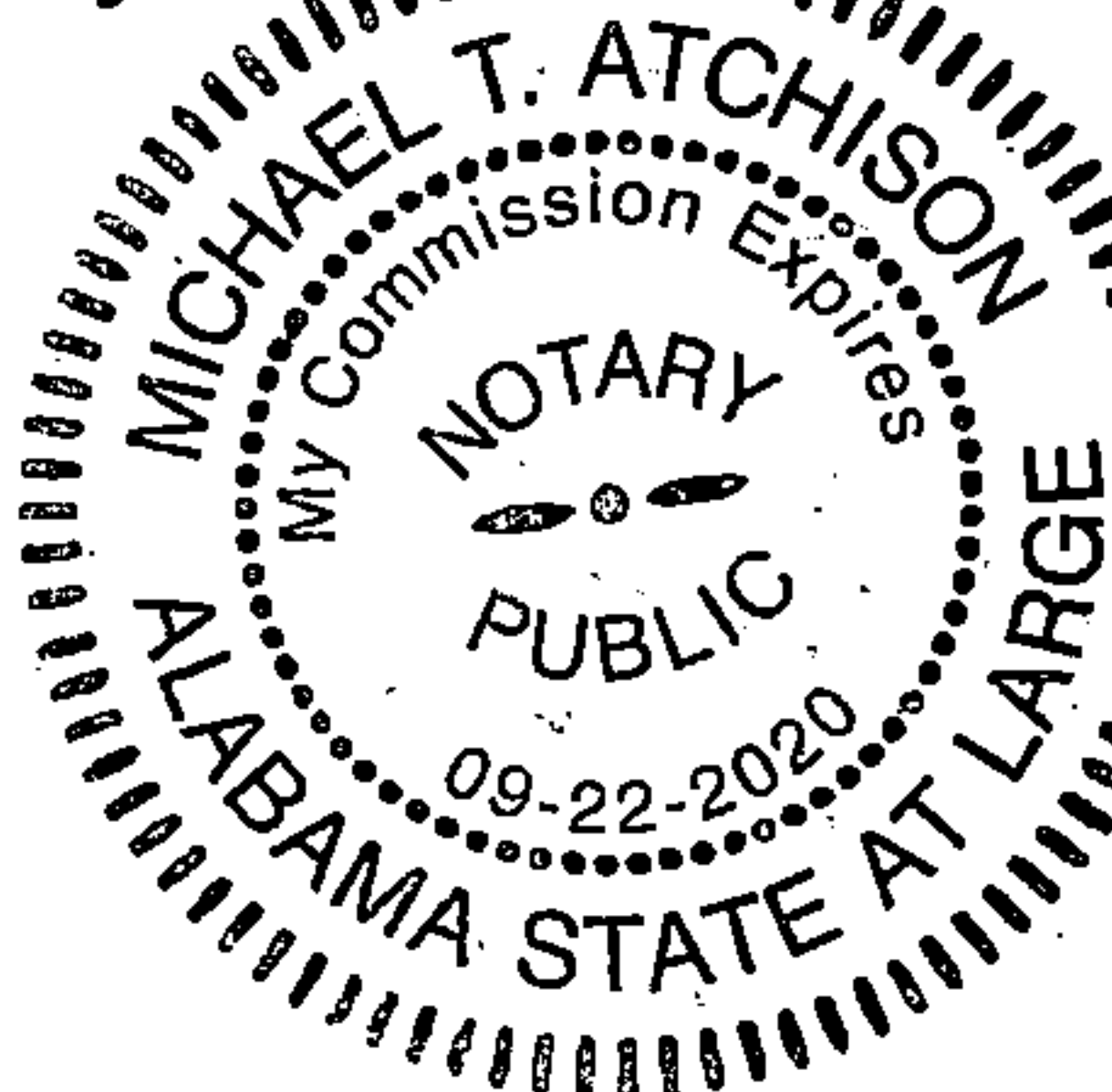

Eugene T. Beasley

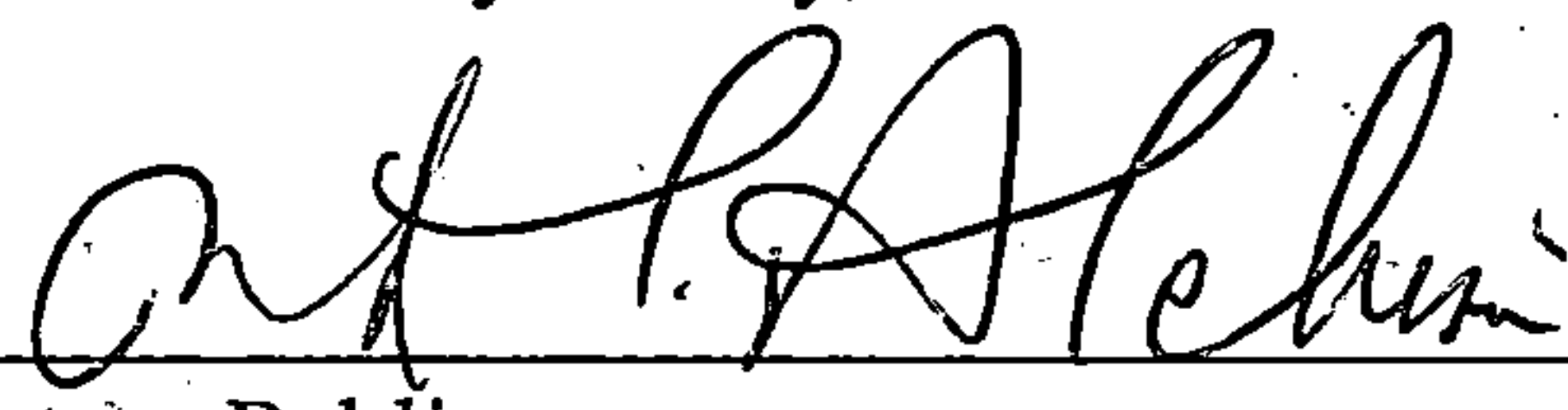

Gay H. Beasley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Eugene T. Beasley and Gay H. Beasley**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2019.




Notary Public
My Commission Expires:

Shelby County, AL 07/25/2019
State of Alabama
Deed Tax: \$170.00

Real Estate Sales Validation Form

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

Grantor's Name Eugene T. Beasley
Mailing Address Gay H. Beasley
235 Beach Loop
Shelby, AL 35051

Grantee's Name Jeffery Michael Beasley
Mailing Address Donna Gay Hovis
311 Cedar Lane
Columbiana, AL 35051

Property Address 235 Beach Loop
Shelby, AL 35143

Date of Sale 7-23-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 170,000⁰⁰

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 create Life Estate

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 7-23-19

Print x Eugene T. Beasley

Unattested

Sign Eugene T. Beasley

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1