

This document prepared by:
John P. McKleroy, Jr.
McKleroy Law Firm, LLC
2323 Second Avenue North
Birmingham, AL 35203

Send Tax Notice to:
William G. Gayle
392 Sun Valley Road
Harpersville, AL 35078

Brian Alan Beavers, Jr.
144 Sun Valley Road
Harpersville, AL 35078

STATE OF ALABAMA *
 * **WARRANTY DEED**
COUNTY OF SHELBY *


 (Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Sims R. Beavers, herein referred to as Grantor, in hand paid by Brian Alan Beavers, Jr., hid grandson, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee his undivided one-half (1/2) fee simple interest in the following described real estate, including all improvements thereon, situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of Section 21, Township 20 South, Range 2 East; thence run East along the north line of said section for 123.06 feet to the Northwesternly R/W of Shelby County Highway #76; thence 154 degrees 46' right run Southwesterly along said R/W for 134.88 feet to a curve to the left (having a central angle of 24 degrees 06' 18" and a radius of 794.98 fee); thence run along said curve and R/W for 334.46 feet; thence 54 degrees 53' 30" right from tangent of said curve run Westerly for 100.0 feet to the Easterly R/W of Alabama State Highway #25 and a curve to the right (having a central angle of 4 degrees 11' 15" and a radius of 3451.4 feet); thence 90 degrees 00' right to tangent of said curve run Northerly along said R/W and curve for 249.84 feet to the north line of the NE ¼ of Section 20, Township 20 South, Range 2 East; thence 80 degrees 04' 07" right from tangent of said curve run 329.60 feet to the Point of Beginning.

Less and except

- (i) any property included in Deed recorded in Instrument #1997-15220 as recorded in the Office of the Judge of Probate of Shelby County, Alabama and
- (ii) all easements, covenants and restrictions filed of record with the Office of the Judge of Probate of Shelby County, Alabama and


20190828000316190 1/3 \$154.00
Shelby Cnty Judge of Probate, AL
08/28/2019 10:27:42 AM FILED/CERT

Shelby County, AL 08/28/2019
State of Alabama
Deed Tax: \$133.00

(iii) ad valorem taxes due September 30, 2019, but not delinquent until January 1, 2020.


The above-described property does not constitute the homestead of the Grantor.

The Grantor received his 1/2 interest in the Property by deed from Monta Standridge and wife, Emma B. Standridge, dated June 30, 2008 and recorded in the Office of the Judge of Probate of Shelby County, Alabama on July 11, 2008 in Instrument 20080711000292260.

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

And the Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 17th day of August, 2019.

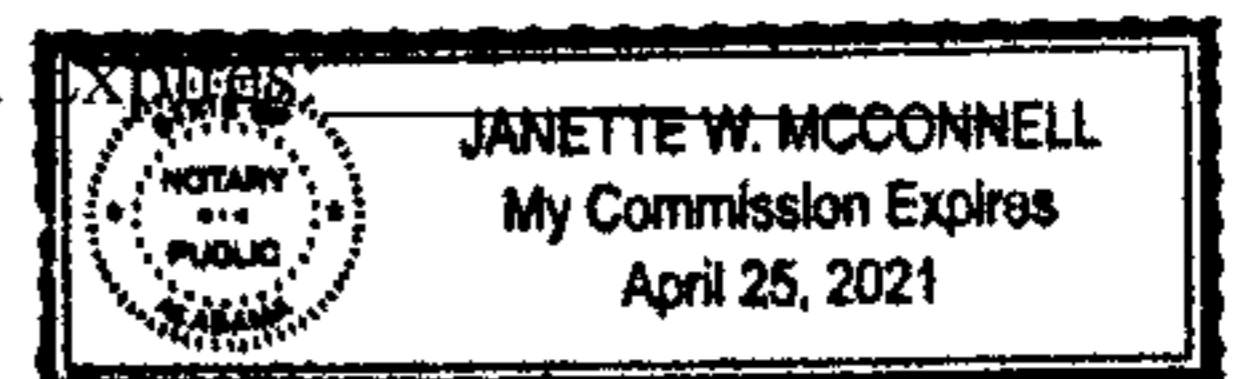

Sims R. Beavers

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, in and for said County, in said State, hereby certify that Sims R. Beavers, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August, 2019.


Notary Public
My Commission



Real Estate Sales Validation Form

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

Grantor's Name Sims R. Beavers
Mailing Address 3090 Healthy Way
No. 132
Birmingham, AL 35243

Grantee's Name Brian Alan Beavers, Jr.
Mailing Address 144 Sun Valley Road
Harpersville, AL 35078

Property Address No address

Date of Sale _____

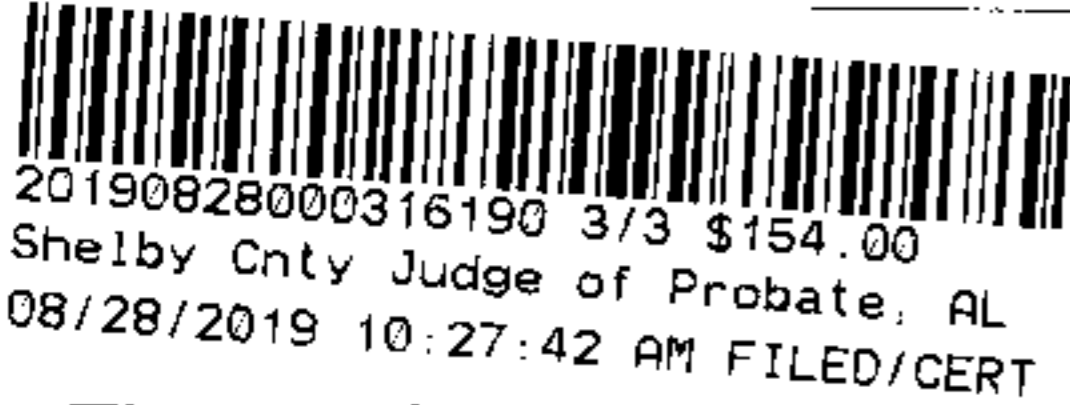
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 265,080.00 1/2 = 132,540



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 _____

☐ 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 8-17-19

Print SIMS R. BEAVERS

☒ Unattested

(verified by)

Sign Brian R. Beavers

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1