

THIS INSTRUMENT PREPARED BY:
NAME: **Hilliard, Smith & Hunt, LLC**
ADDRESS: **1614 3rd Avenue North**
Birmingham, AL 35203

SEND TAX NOTICE TO:
H Redevelopment Corporation
3816 40th Avenue North
Birmingham, AL 35217

WARRANTY DEED (Without survivorship)

THIS FORM PROVIDED BY **ALABAMA TITLE CO., INC.**, Birmingham, Alabama

State of Alabama
COUNTY Shelby

Know all Men by These Presents, that in consideration of **Twenty Thousand and no/100— (\$20,000.00) Dollars** to the undersigned **GRANTORS**, **Genale Bean**, a single man, in hand paid by the **GRANTEE**, **H Redevelopment Corporation**, an Alabama corporation herein, the receipt whereof is acknowledged, I or we, herein referred to as **GRANTORS**, **Genale Bean**, grant, bargain, sell and convey unto herein referred to as **GRANTEE**, **H Redevelopment Corporation**, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Nineteen Thousand and no/100 (\$19,000.00) Dollars of the purchase price is from a mortgage loan closed simultaneously herewith.

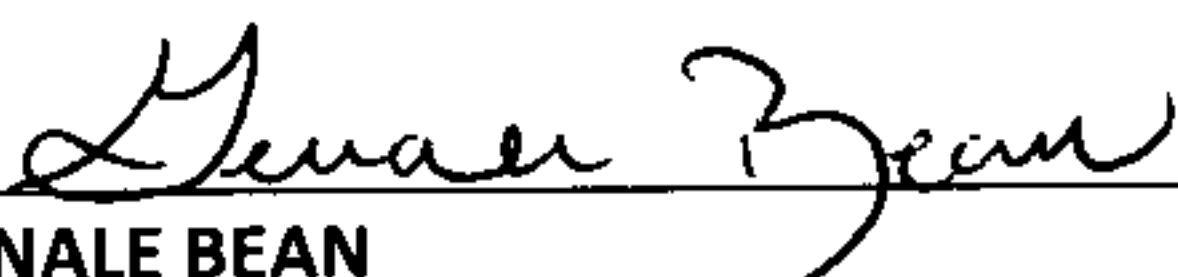
Grantee, H Redevelopment Corporation is aware that there are other owners of the property and that it is purchasing only a one third (1/3) interest from Grantor, **Genale Bean**.

This is not the Homestead of Genale Bean.


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 persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 10th day of **September, 2014**.


GENALE BEAN

Shelby County: AL 09/18/2019
State of Alabama
Deed Tax: \$1.00


20190918000342970 1/4 \$32.00
Shelby Cnty Judge of Probate: AL
09/18/2019 01:14:28 PM FILED/CERT

STATE OF ALABAMA) General Acknowledgment
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Genale Bean, a single man**, 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 (s)he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of **September, 2014**.

Quinn M. Williams

Notary Public

My Commission Expires: 10/31/15

STATE OF) Corporate Acknowledgment
COUNTY OF)

I, the undersigned, _____ a Notary Public in and for said County, in said State, hereby certify that _____ whose name as President of _____, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this, the day ____ of _____, 20____.

Notary Public

My Commission Expires: _____



20190918000342970 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
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GPB


LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,078.48 feet to a point marked by existing steel pipe on the South edge of the Old Spring Creek Gravel Road and the Point of Beginning of the property being described; thence continue along last described course and along an existing fence line a distance of 1,320.00 feet to a steel pin corner set at the intersection of two (2) old fence; thence turn a deflection angle of 124 degrees 27 minutes 33 seconds to the right and run northwesterly along an old existing fence line a distance of 700.00 feet to a steel pin corner; thence turn a deflection angle of 55 degrees 32 minutes 17 seconds to the right and run Northerly parallel with the East line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20 a distance of 1,320.00 feet to a point at an existing fence corner on the South edge of the same said Old Spring Creek Gravel Road; thence turn a deflection angle of 124 degrees 27 minutes 33 seconds to the right and run Southeasterly and South of said Road a distance of 700.00 feet to the Point of Beginning.

Less and except the following:

Begin at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.0 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes right and run Westerly a distance of 207.43 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes right and run Northerly a distance of 210.00 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes rights and run Easterly a distance of 207.43 feet to the Point of Beginning.


20190918000342970 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name: **Faheem Hason**

Mailing Address: **3816 40th Avenue North
Birmingham, AL 35211**

Grantee's Name: **Genale Bean**

Mailing Address: 150 Church Street
Montevallo, AL 35115

Property Address 63 Tylerwood Drive
Calera, AL 35040

Date of Sale September
August 10, 2014

Total Purchase Price **\$20,000.00**

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)

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to the 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. 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 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: 9/10/14

Print Name: Genale Bean

Unattested

Sign Name: Genale Bean

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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