

Send tax notice to:

David B. Abernathy, Sr.
677 Smokey Rd
Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, **Benjamin Earl Evans, an unmarried man** (hereinafter referred to as "Grantor"), by **David B Abernathy, Sr.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

A parcel of land located in the Northeast ¼ of Section 23 and the Southeast ¼ of Section 14, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, being a portion of that certain tract of land as described in Deed Book 302, Page 817 (1990), recorded in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Section 23 and a 4" x 4" wood post in a rock pile, run thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the North boundary of said section for a distance of 464.96 feet to a ½" rebar (cap #13002) and the Point of Beginning; thence leaving said boundary, North 29 degrees 34 minutes 34 seconds West for a distance of 93.61 feet to a 1" solid pipe; thence North 89 degrees 55 minutes 04 seconds West for a distance of 185.16 feet to a ½" rebar (cap #13002); thence South 14 degrees 27 minutes 46 seconds East for a distance of 124.58 feet to a ½" rebar (cap #13002); thence South 26 degrees 06 minutes 44 seconds West for a distance of 131.16 feet to a ½" rebar (cap #13002) on the Northerly right of way line of Smokey Road (a.k.a County Road 12); thence along said right of way line South 70 degrees 46 minutes 29 seconds East for a distance of 147.37 feet to a 7" diameter axle and the Southwest corner of that certain tract of land as described in Deed Book 104, Page 966 (1986), recorded in the aforesaid Office of the Judge of Probate; thence along the Westerly boundary of said tract, North 19 degrees 46 minutes 00 seconds East for a distance of 218.62 feet to a 6" diameter axle and the Northwest corner thereof; thence along the North boundary of said tract, South 89 degrees 22 minutes 36 seconds East for a distance of 44.90 feet to the Point of Beginning. Said parcel located in Shelby County, Alabama.

The above described real property includes a manufactured home (1998 Buccaneer,

Model 5158, VIN#'s ALBUS27019A and ALBUS27019B) permanently affixed to said real estate as per Documents and Affidavits as recorded in Instrument No.

20130709000279810, Instrument No. 20130709000279820, Instrument No.

20141117000362220 and Instrument No. 20141117000362230.

Parcel II:

A parcel of land located in the Northeast $\frac{1}{4}$ of Section 23 and the Southeast $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, being a portion of that certain tract of land as described in Deed Book 302, Page 817 (1990), recorded in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Section 23 and a 4" x 4" wood post in a rock pile, run thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the North boundary of said section for a distance of 464.96 feet to a $\frac{1}{2}$ " rebar (cap #13002); thence leaving said boundary, North 29 degrees 34 minutes 34 seconds West for a distance of 93.61 feet to a 1" solid pipe; thence North 89 degrees 55 minutes 04 seconds West for a distance of 185.16 feet to a $\frac{1}{2}$ " rebar (cap #13002) and the Point of Beginning; thence South 14 degrees 27 minutes 46 seconds East for a distance of 124.58 feet to a $\frac{1}{2}$ " rebar (cap #13002); thence South 26 degrees 06 minutes 44 seconds West for a distance of 131.16 feet to a $\frac{1}{2}$ " rebar (cap #13002) on the Northerly right of way line of Smoke Road (a.k.a County Road 12); thence along said right of way line, North 70 degrees 10 minutes 16 seconds West for a distance of 86.57 feet to a $\frac{1}{2}$ " rebar set (cap #16680) and the Southeast corner of that certain tract of land as described in Deed Book 313, Page 462 (1978) recorded in the aforesaid Office of the Judge of Probate; thence along the Easterly boundary of said tract, North 22 degrees 17 minutes 21 seconds East for a distance of 226.07 feet to a $\frac{1}{2}$ " rebar (cap #13002) and the Northeast corner thereof; thence South 89 degrees 38 minutes 16 seconds East for a distance of 22.30 feet to the Point of Beginning. Said parcel located in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$76,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall

warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 30th day of September, 2019.


Benjamin Earl Evans

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin Earl Evans, an unmarried man, 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 the said instrument, he executed the same voluntarily on the day the same bears date.

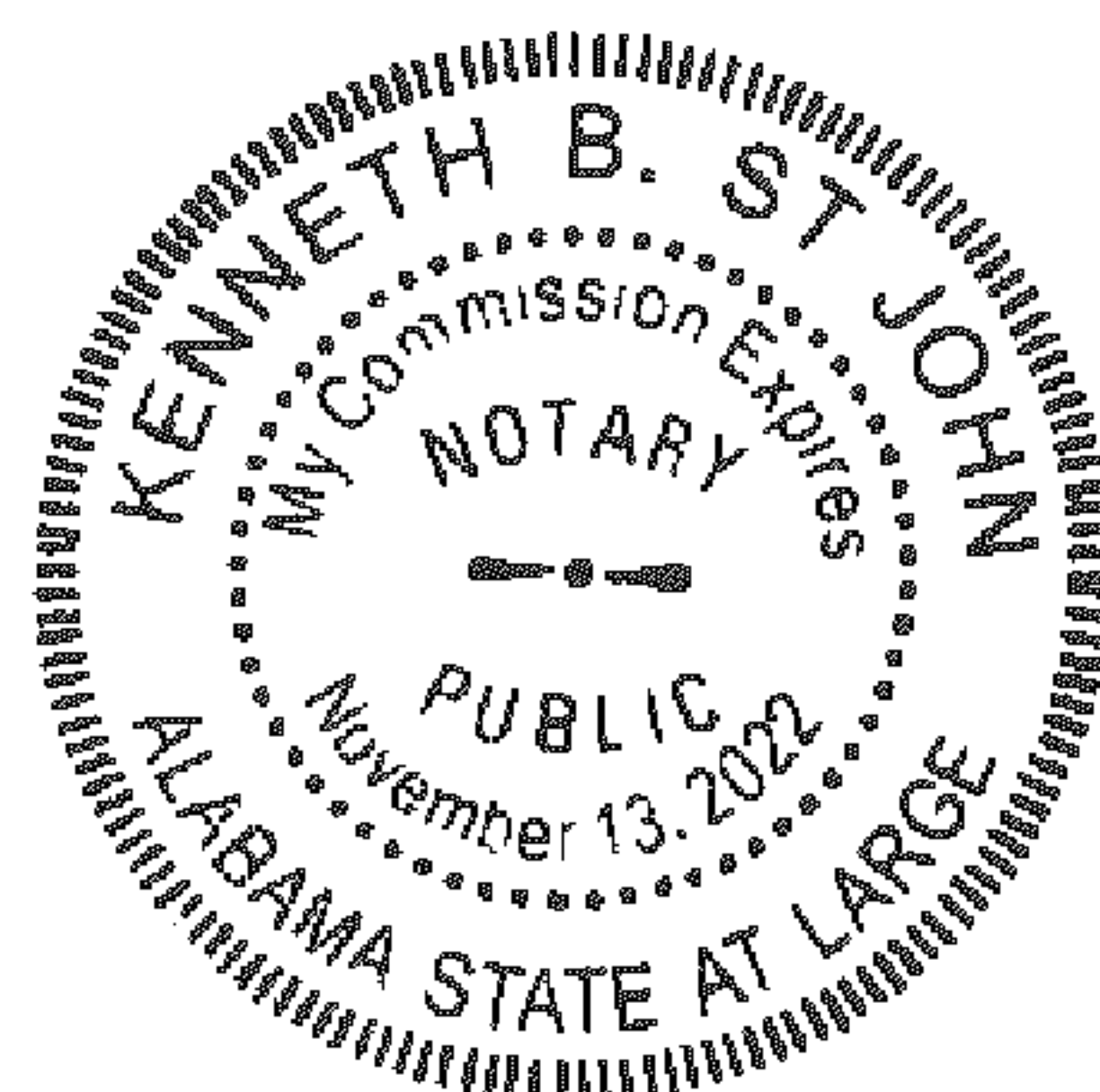
Given under my hand and official seal this, the 30th day of September, 2019.

(Notary Seal)


Notary Public

Print Name: Kenneth B. St. John

Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	Benjamin Earl Evans	Grantee's Name	David B Abernathy Sr
Mailing Address	640 Smokey Road	Mailing Address	677 Smokey Road
	Alabaster AL 35007		Alabaster AL 35007
Property Address	677 smokey road	Date of Sale	9/30/2019
	ALabaster AL 35007	Total Purchase Price	\$ 90,000
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 10-1-19

Print Skyler Murphy

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 10:03:24 AM
\$44.50 CHERRY
20191002000360740

Allen S. Beal