



20191008000369330 1/4 \$66.00
Shelby Cnty Judge of Probate, AL
10/08/2019 08:07:27 AM FILED/CERT

***THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION PROVIDED BY GRANT.***

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Randy L. Bearden, Jr.
Millicent H. Bearden
15 Sycamore Rd
Columbiana AL 35051

STATE OF ALABAMA
COUNTY OF SHELBY

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

Thirty Two KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of thousand ~~Six~~ Hundred & 00/100 (~~\$32,400.00~~) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **RANDY L. BEARDEN, SR. and wife, TERRI P. BEARDEN**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **RANDY L. BEARDEN, JR. and wife, MILLICENT H. BEARDEN**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

SEE ATTACHED EXHIBIT A. Being situated in Shelby County Alabama.

NOTE: Randy L. Bearden, Sr. and Randy Bearden are one and the same person. Terri P. Bearden and Terri Bearden are one and the same person.

- This property does not constitute the homestead of the Grantor or of his spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 26 day of September, 2019.

Randy L. Bearden Sr.
Randy L. Bearden, Sr aka
Randy Bearden

Terri P. Bearden
Terri P. Bearden aka
Terri Bearden

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Randy L. Bearden, Sr. and Terri P. Bearden**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of September, 2019.


NOTARY PUBLIC

My Commission Expires: 4/26/2020



20191008000369330 2/4 \$66.00

Shelby Cnty Judge of Probate, AL

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Exhibit A

STATE OF ALABAMA

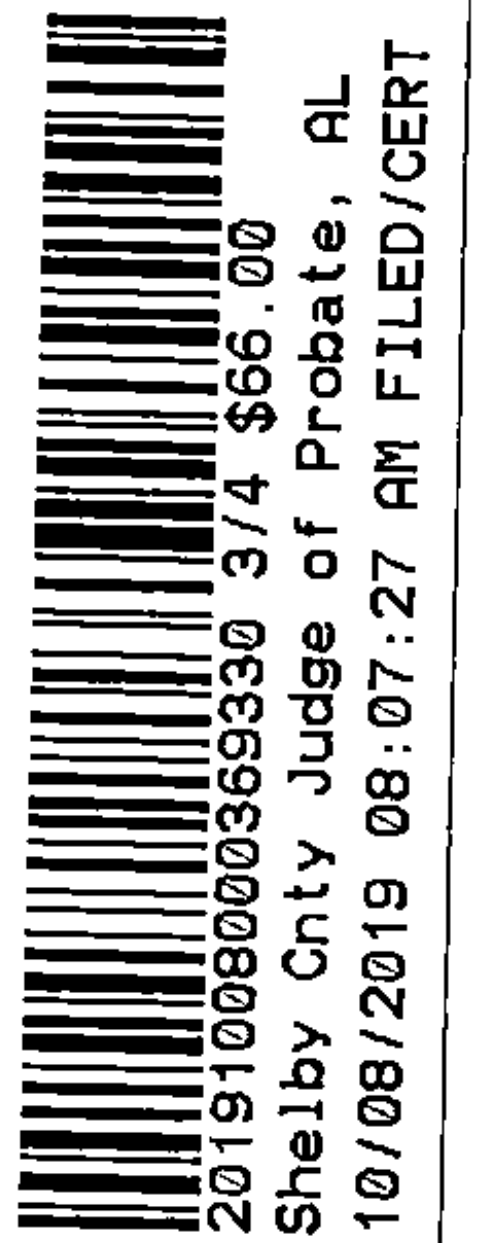
COUNTY OF SHELBY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way; That steel corners have been found or installed at all lot corners. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map (Panel or Map) for the area and have determined that the subject Lot is not in a special flood prone area and that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 East; Thence run S 88°07'55" E along said 1/4-1/4 line a distance of 384.39 feet to the point of beginning; Thence continue along last described course a distance of 438.39 feet; Thence N 29°43'35" W a distance of 95.59 feet; Thence N 57°22'35" W a distance of 123.82 feet; Thence N 86°38'35" a distance of 146.87 feet; Thence S 87°22'35" W a distance of 98.15 feet; Thence N 72°47'31" W a distance of 47.13 feet; Thence S 1°12'05" E a distance of 153.54 feet to the point of beginning, containing 1.29 acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.

According to my survey of June 22, 1998

Rodney Y. Shiflett
Rodney Y. Shiflett Al. Reg. No. # 21784



Real Estate Sales Validation Form

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

Grantor's Name Randy L. Bearden Jr
Mailing Address Terri P Bearden
15 Sycamore Rd
Columbiana AL 35051

Grantee's Name Randy L. Bearden Jr
Mailing Address Millicent H. Bearden
15 Sycamore Road
Columbiana AL 35051

Property Address 15 Sycamore Road
Columbiana AL 35051

Date of Sale 9/26/19
Total Purchase Price \$ 32600

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

Shelby County, AL 10/08/2019
State of Alabama
Deed Tax: \$33.00

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 10/07/19

Unattested

(verified by)

Print

Sign

Chris Smotherman

(Grantor/Grantee/Owner/Agent) circle one