



20191009000372750 1/3 \$186.50  
Shelby Cnty Judge of Probate, AL  
10/09/2019 02:39:35 PM FILED/CERT

Send Tax Bills To:

Charles D. Beam, Jr.  
1201 Southwind Drive  
Helena, Alabama 35080

This Instrument Prepared by:

Neil E. Senkbeil, Esq.  
Deep South Title, LLC  
4000 Eagle Point Corporate Dr.  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, **CHARLES DURWARD BEAM**, a single man ("Grantor") does hereby grant, bargain, sell and convey unto **CHARLES D. BEAM, JR. AND REGENIA L. BEAM** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, as joint tenants, 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, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 26, according to survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to all covenants, conditions, restrictions, easements and mortgages of record.

\$36,630.00 of the purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto 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, and to the heirs and assigns of the survivor. And Grantor does for himself, and for the heirs, executors, administrators, successors and assigns of Grantor, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of this 8th day of October, 2019.

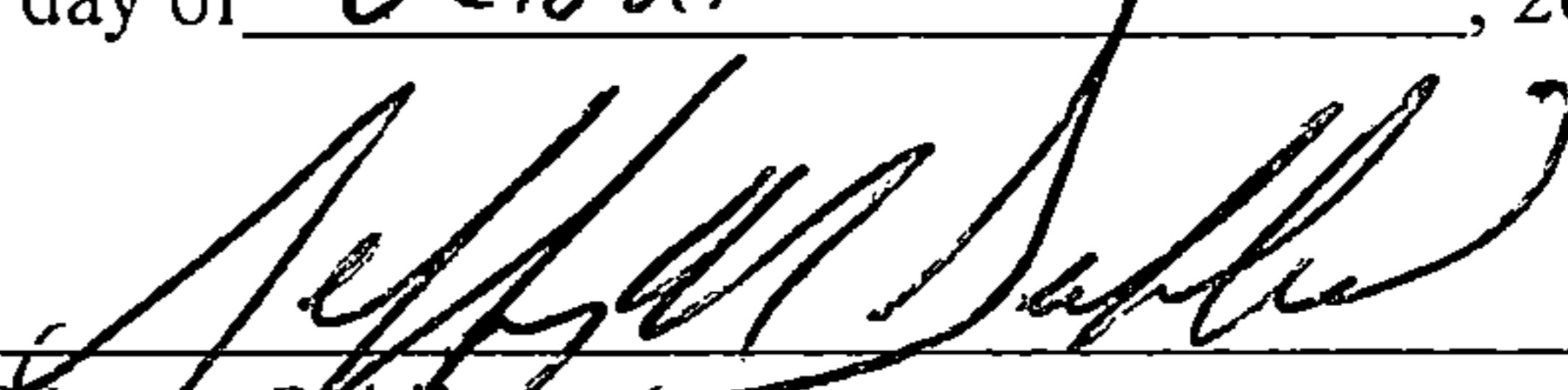
"GRANTORS:"

 <sup>Beam</sup>  
Charles Durward Beam [SEAL]

STATE OF ALABAMA )  
: )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles Durward Beam**, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of October, 2019.

  
Notary Public  
My Commission Expires: 4-26-2021



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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 Charles Durward Beam  
Mailing Address 1201 Southwind Drive  
Helena, Alabama 35080

Grantee's Name Charles D. Beam, Jr.  
Mailing Address Regenia L. Beam  
1201 Southwind Drive  
Helena, Alabama 35080

Property Address 1201 Southwind Drive  
Helena, Alabama 35080

Date of Sale October 8, 2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 158,500.00

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 Tax assessor

  
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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 10-8-19

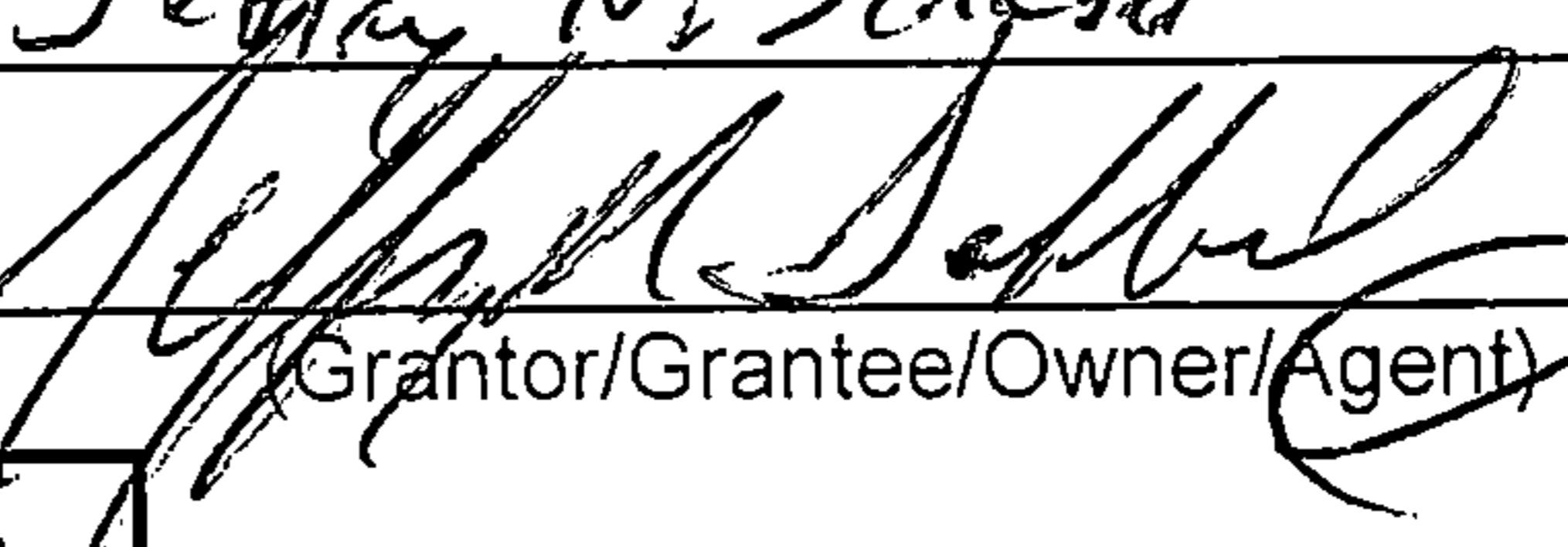
Print

Teffay N. Sengha

Unattested

(verified by)

Sign

  
Grantor/Grantee/Owner/Agent) circle one