

20200325000117700
03/25/2020 11:33:39 AM
DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Wesley Bean

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title.

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WESLEY BEAN, as Personal Representative of the ESTATE OF CHARLES WILLIAM BEAN, deceased, Shelby County Probate Case No. PR-2019-000397; and WESLEY BEAN, as Personal Representative of the ESTATE OF ELLA FAYE BEAN, deceased, Shelby County Probate Case No. PR-2019-000552** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors does hereby give, grant, bargain, sell and convey unto the Grantee, **WESLEY BEAN** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 1420 Highway 35, Pelham, AL 35124

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the _____ day of _____, 2020.

Wesley Bean Personal Representative

**WESLEY BEAN, as Personal Representative
of the ESTATE OF CHARLES WILLIAM BEAN,
deceased, Shelby County Probate Case No. PR-2019-000397**

Wesley Bean Personal Representative

**WESLEY BEAN, as Personal Representative
of the ESTATE OF ELLA FAYE BEAN, deceased,
Shelby County Probate Case No. PR-2019-000552**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WESLEY BEAN, as Personal Representative of the ESTATE OF CHARLES WILLIAM BEAN, deceased, Shelby County Probate Case No. PR-2019-000397; and as Personal Representative of the ESTATE OF ELLA FAYE BEAN, deceased, Shelby County Probate Case No. PR-2019-000552**, whose name 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of February, 2020.

NOTARY PUBLIC
My commission expires:

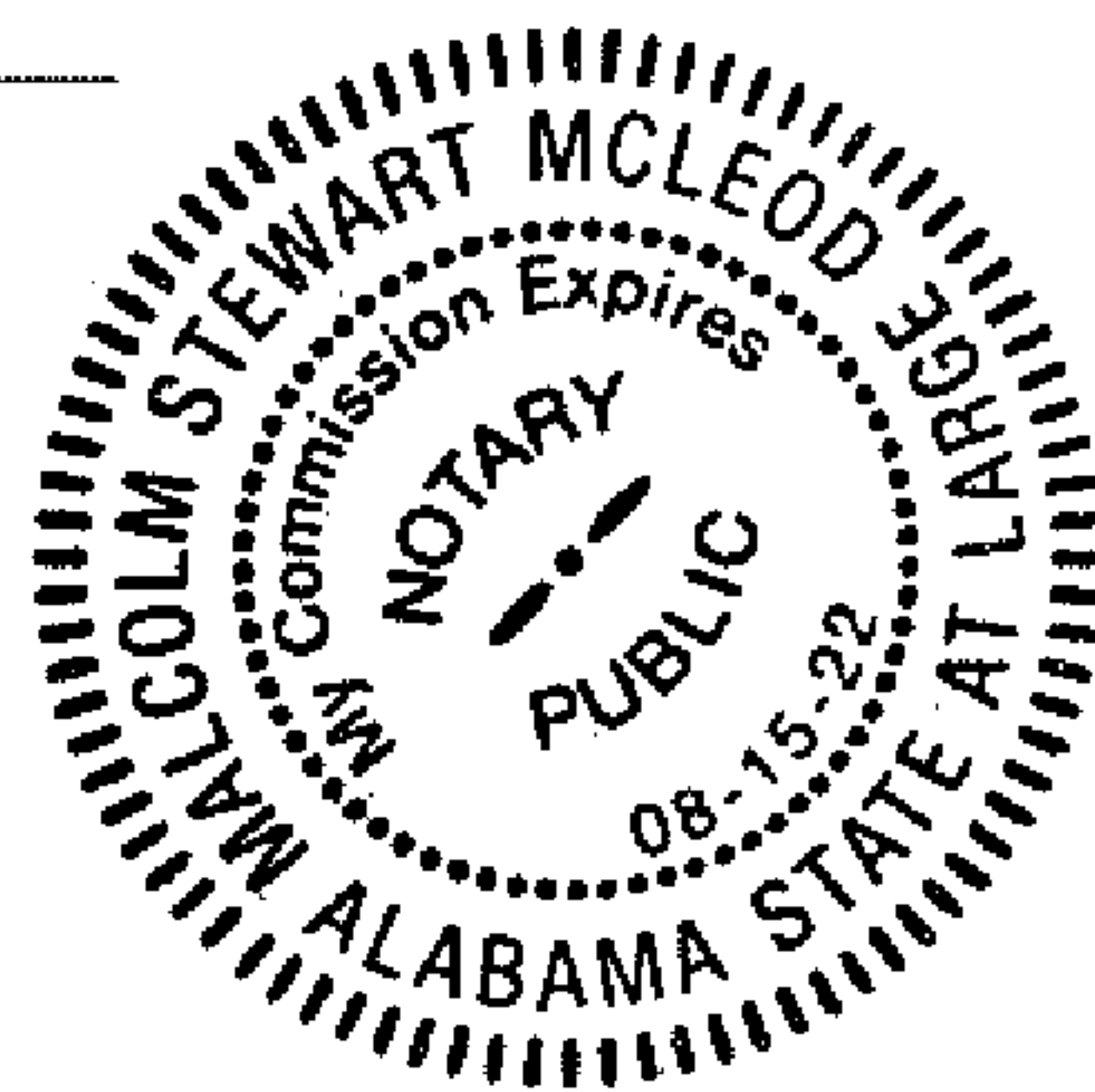


EXHIBIT "A"

A parcel of land designated as Lot 1 on Plat of Land of Paul and Lorene Bean, located in the S $\frac{1}{4}$ of N $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South Range 2 West in Shelby County, Alabama; said parcel being more particularly described as follows:

Beginning at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South Range 2 West and measuring south along the West boundary of said quarter section a distance of 330.00 feet to an iron pin located on the north boundary of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West; thence turning an angle of 90 deg. 00' 3 $\frac{1}{2}$ to the left and measuring east along said north boundary, a distance of 342.17 feet to an iron pin; said point being the northwest corner of parcel of land designated as Lot 1, herein described; said point being the north-west of parcel of land designated as Lot 1 being the east side of a county road known as the Fungo Hollow Road and said point be the true point of beginning.

Beginning at the true point of beginning and measure along the north boundary of Lot one a distance of 361.01 feet to the north east corner of Lot 1. thence turn right angle of 90 deg. 55' and measure along the east boundary of lot 1 a distance of 15 feet being a drive way. Thence continue south a long east boundary of lot one a distance of 150.28 feet more or less to a point on east boundary line of lot 1 being 10 feet north of house on Lot of Lena Maye Bean lot. Thence turn right and run westerly along the north line of Lena Maye Bean lot a distance 342.59 feet more or less to the east line of the said Fungo Hollow Road. Thence turn right and run along the said Fungo Hollow Road 115.32 feet to the north east corner of Lot 1 being the point of beginning. This being in the north half of Lot one and being as part of the original 20 acres described in Deed Book 134 Page 11

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name **WESLEY BEAN as Personal
Representative of the ESTATE OF
CHARLES WILLIAM BEAN and the
ESTATE OF ELLA FAYE BEAN**

Grantee's Name **WESLEY BEAN**

Mailing Address **1408 HIGHWAY 35
PELHAM, AL 35124**

Mailing Address **1408 HIGHWAY 35
PELHAM, AL 35124**

Property Address **1420 Highway 35
PELHAM, AL 35124**

Date of Sale **FEBRUARY 28, 2020**

Total Purchase Price \$

or

Actual Value **\$5,000.00**

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

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 **February 28, 2020**

Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2020 11:33:39 AM
\$36.00 CHERRY
20200325000117700

File 190568

Allen S. Byrd

Form RT-1
Alabama 08/2012 LSS