

20200706000277160
07/06/2020 09:35:24 AM
DEEDS 1/4

This instrument was prepared by:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:

Brennan Cole Wolf Shea
5221 Hwy 17
Helena, AL 35080

D-7596

ALABAMA GENERAL WARRANTY DEED- INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 Dollars (\$159,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Charles W. Earl and Ana Maria Earl**, Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brennan Cole Wolf Shea** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$156,120.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to the said grantee, his their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of June, 2020

Charles W. Earl (SEAL)

Charles W. Earl

Ana Maria Earl (SEAL)

Ana Maria Earl

GENERAL ACKNOWLEDGEMENT

STATE OF Alabama)
Baldwin COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Earl, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2020

Krista Holsten
NOTARY PUBLIC

My Commission Expires: Dec 04, 2023

STATE OF Alabama)
Baldwin COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ana Maria Earl, a married woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2020

Krista Holsten
NOTARY PUBLIC

My Commission Expires: Dec 04, 2023



EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section; thence in a Southerly direction along the East line of said Section at distance of 443.76 feet; thence turn 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last said described course a distance of 207.35 feet to a point on the Easterly right of way line of Helena-Montevallo Highway, said point being on a curve to the right, said curve having a radius of 5769.90 feet and central angle of 0°50'45"; thence 84°26' left to chord of said curve; thence along arc of said curve along right of way in a Southerly direction a distance of 85.19 feet to end of said curve; thence 95°34' left from chord in the Easterly direction a distance of 209.59 feet; thence 85°56' left in a Northerly direction a distance of 85.0 feet to the Point of Beginning.

ALSO, an easement for driveway more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance 443.76 feet; thence 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last described course for a distance of 207.35 feet to a point on the Easterly right of way line of the Helena-Montevallo Highway, said point being on a curve to the left, said curve having a radius of 5769.90 feet and a central angle of 00°00'58"; thence 95°08'38" right to tangent of said curve; thence along arc of said curve, along said right of way in a Northeasterly direction a distance of 15.04 feet to the end of said curve; thence 85°00'20" right from tangent of said curve In an Easterly direction a distance of 207.09 feet; thence 94°04' right in a Southeasterly direction a distance of 15.04 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/06/2020 09:35:24 AM
 \$34.00 CHERRY
 20200706000277160

Allen S. Byrd

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 W. Earl
 Mailing Address _____

Property Address 5221 Highway 17
Helena, AL 35080

Grantee's Name Brennan Cole Wolf Shea
 Mailing Address 5221 Hwy 17
Helena AL 35080

Date of Sale June 26, 2020
 Total Purchase Price \$159,000.00

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)

_____ Bill of Sale
 _____ Sales Contract

_____ Appraisal
 _____ Other:

_____ 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 6-26-2020

Print Catherine H. Scott

_____ Unattested

(verified by)

Sign *[Signature]*
 (Grantor/Grantee/ Owner/Agent) circle one