

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Forty-Nine Thousand Nine Hundred and No/100 Dollars (\$149,900.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Madrene Sims Pardue, an unmarried woman, Martha A. Sims, an unmarried woman, Denise S. Campbell, an unmarried woman and Bryan P. Stephan., an unmarried man,** (herein referred to as grantors), grant, bargain, sell and convey unto **Alicia Annette Price,** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama,** to wit:

A tract of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 28, Township 20 South, Range 4 West and in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 33, Township 20, Range 4 West, described as: Commence at the SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West; thence north 3 deg. 08 $\frac{1}{2}$ min. east along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 382.94 feet; thence north 62 degrees 00 min. 30 sec. East a distance of 93.87 feet to the point of beginning; thence continue north 62 deg. 00 min. 30 sec. East a distance of 78.42 feet; thence south 23 deg. 25 min. East a distance of 800.45 feet to the north R.O.W. line of Shades Crest Road; thence south 63 deg. 33 $\frac{1}{2}$ min. west along said R.O.W line of road a distance of 143.52 feet; thence south 63 deg. 57 $\frac{1}{2}$ min. west along said R. O. W. line of road a distance of 26.48 feet; thence north 16 deg. 65 min. west a distance of 808.14 feet to the point of beginning

This property is hereby conveyed subject to the following restrictions as to use:

(1) No lot shall be used except for residential purposes; (2) No dwelling shall be erected except one single family residence or not less than 1400 square feet with brick veneer construction; (3) No dwelling shall be erected closer than 295 feet from the front lot line; (4) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

For ad valorem tax purposes only, the address to the above described property is 5340 S. Shades Crest Road, Bessemer, AL 35023. This property is not the homesteaded residence of the grantor(s).

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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, their heirs and assigns forever, against the lawful claims of all persons.

SIGNATURE AND NOTARY PAGES TO FOLLOW

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

In Witness Whereof, I have hereunto set my hand and seal this 24th day of July, 2020.

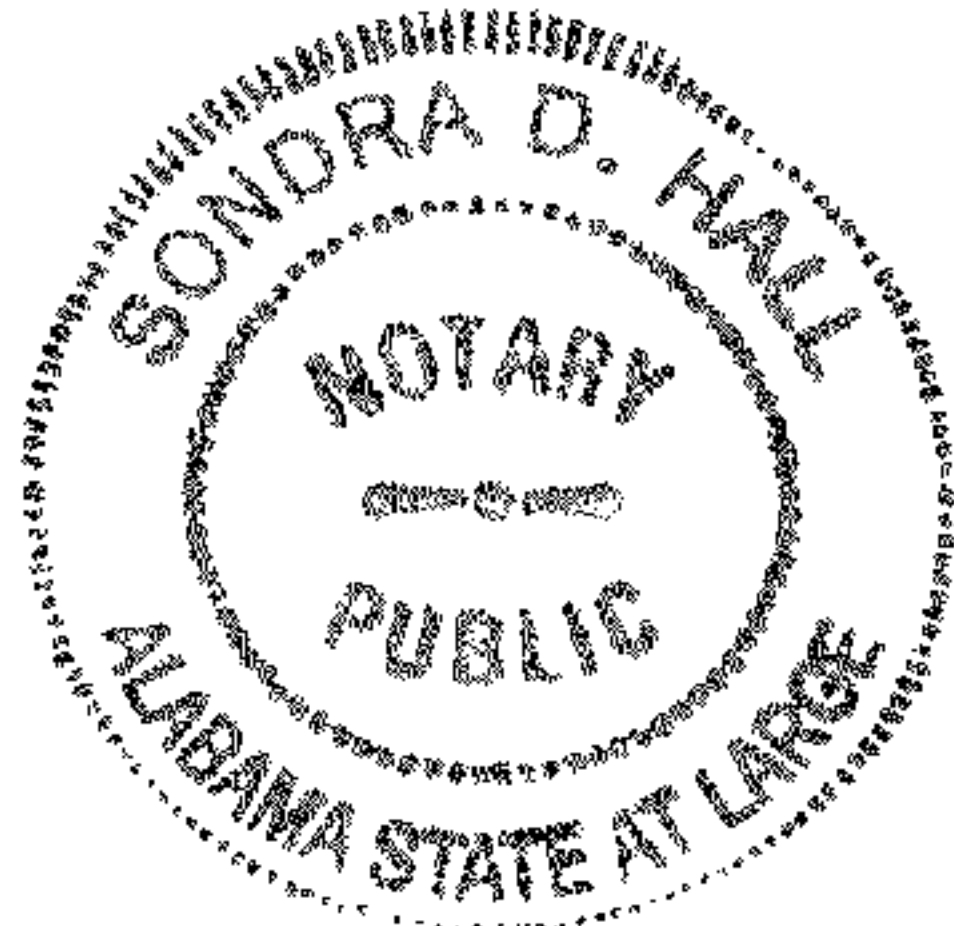
Madrene Sims Pardue
Madrene Sims Pardue

Denise S. Campbell
Denise S. Campbell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Madrene Sims Pardue and Denise S. Campbell**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2020.



[Signature]

NOTARY PUBLIC

My Commission Expires: 12/4/2020

In Witness Whereof, I have hereunto set my hand and seal this _____ day of July, 2020.


Martha A. Sims

STATE OF TEXAS

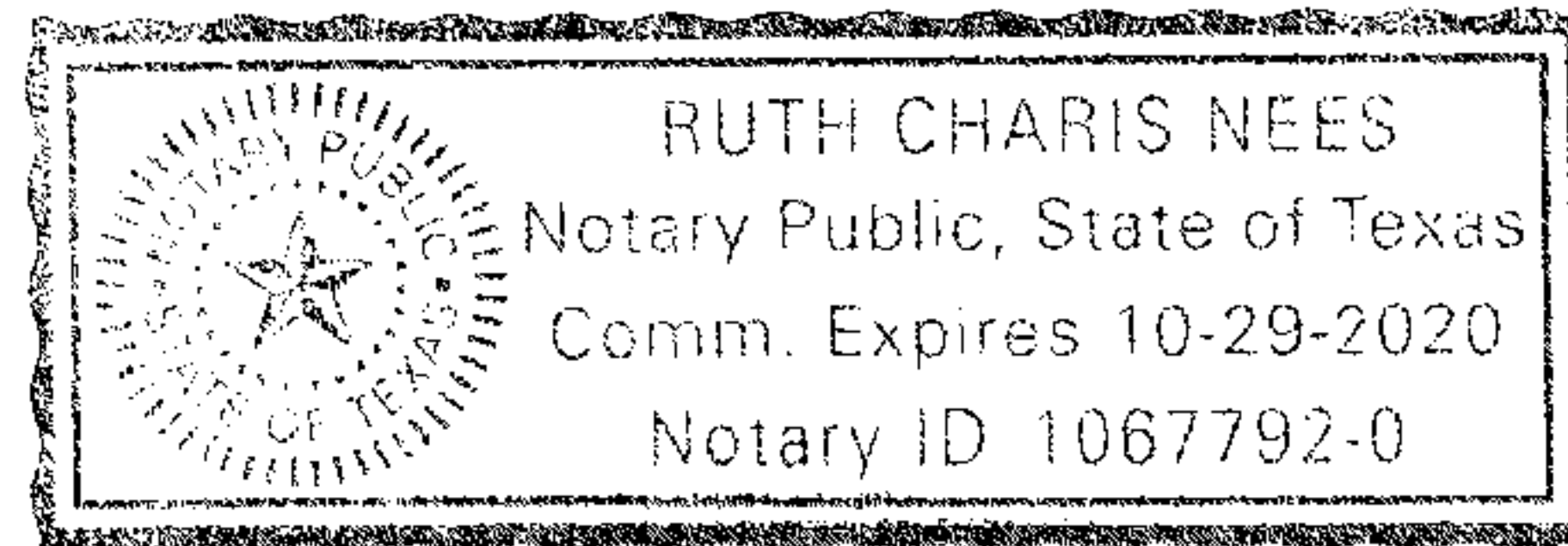
COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Martha A. Sims**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2020


NOTARY PUBLIC

My Commission Expires: 10-29-2020



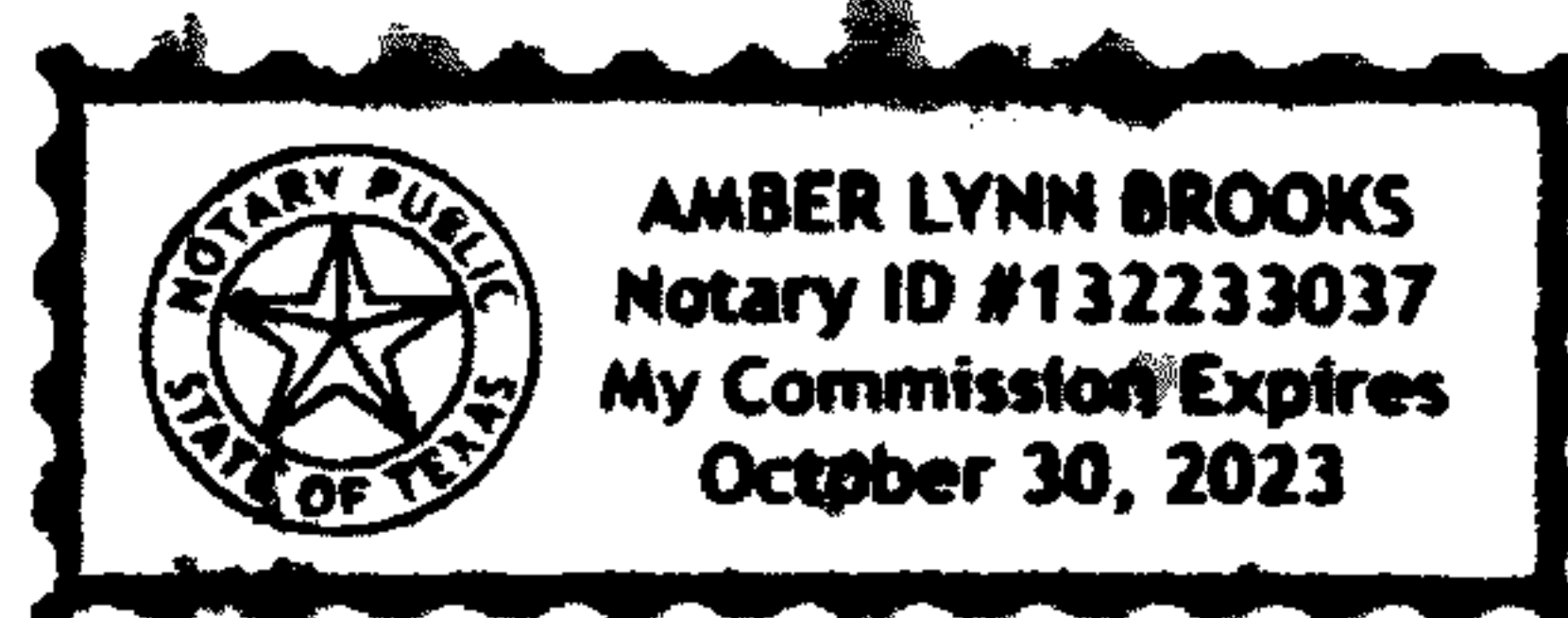
In Witness Whereof, I have hereunto set my hand and seal this 23 day of July, 2020.

Bryan P. Stephan
Bryan P. Stephan

STATE OF Texas
COUNTY OF Wichita

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Bryan P. Stephan, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of July, 2020



Amber Brooks
NOTARY PUBLIC

My Commission Expires: October 30, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 01:46:56 PM
\$186.00 CHARITY
20200729000317770

20200729000317770 07/29/2020 01:46:56 PM DEEDS 5/5

Alicia S. Price

Real Estate Sales Validation Form

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

Grantor's Name Madrene Sims Pardue, Martha A Sims,
Mailing Address Denise S Campbell & Bryan P Stephan
5340 South Shades Crest Road
Bessemer, AL 35022

Grantee's Name Alicia Annette Price
Mailing Address 71 Lake Court
Woodstock, AL 35188

Property Address 5340 South Shades Crest Road
Bessemer, AL 35022

Date of Sale 07/24/2020
Total Purchase Price \$ 149,900.00

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 ☐ Appraisal
☒ Sales Contract ☐ 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 _____

Print Leanne G Ward

☐ Unattested
(verified by) _____

Sign *Leanne G Ward*
(Grantor/Grantee/Owner/Agent) circle one