

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25586

Send Tax Notice To: Michael W. Bevard
Autumn Horton
1610 Hwy 315
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Angie R. Lucas, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael W. Bevard**, (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

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Angie R. Lucas and Angie R. Howard are on in the same person.
No part of the homestead of the grantor herein or her spouse.

\$157,102.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the ~~27th~~ day of August, 2020.



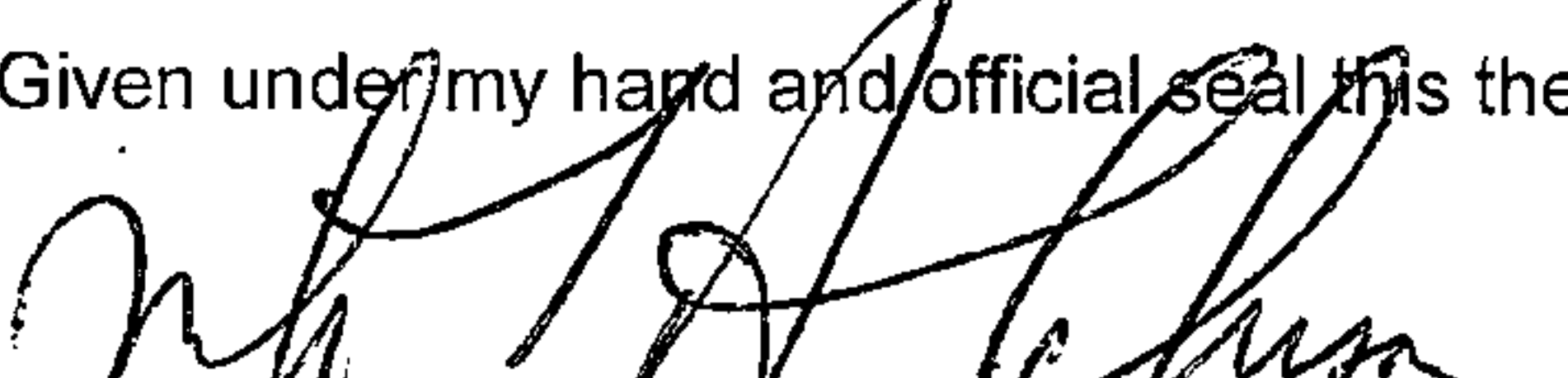
Angie R. Lucas

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Angie R. Lucas, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ~~27th~~ day of August, 2020.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

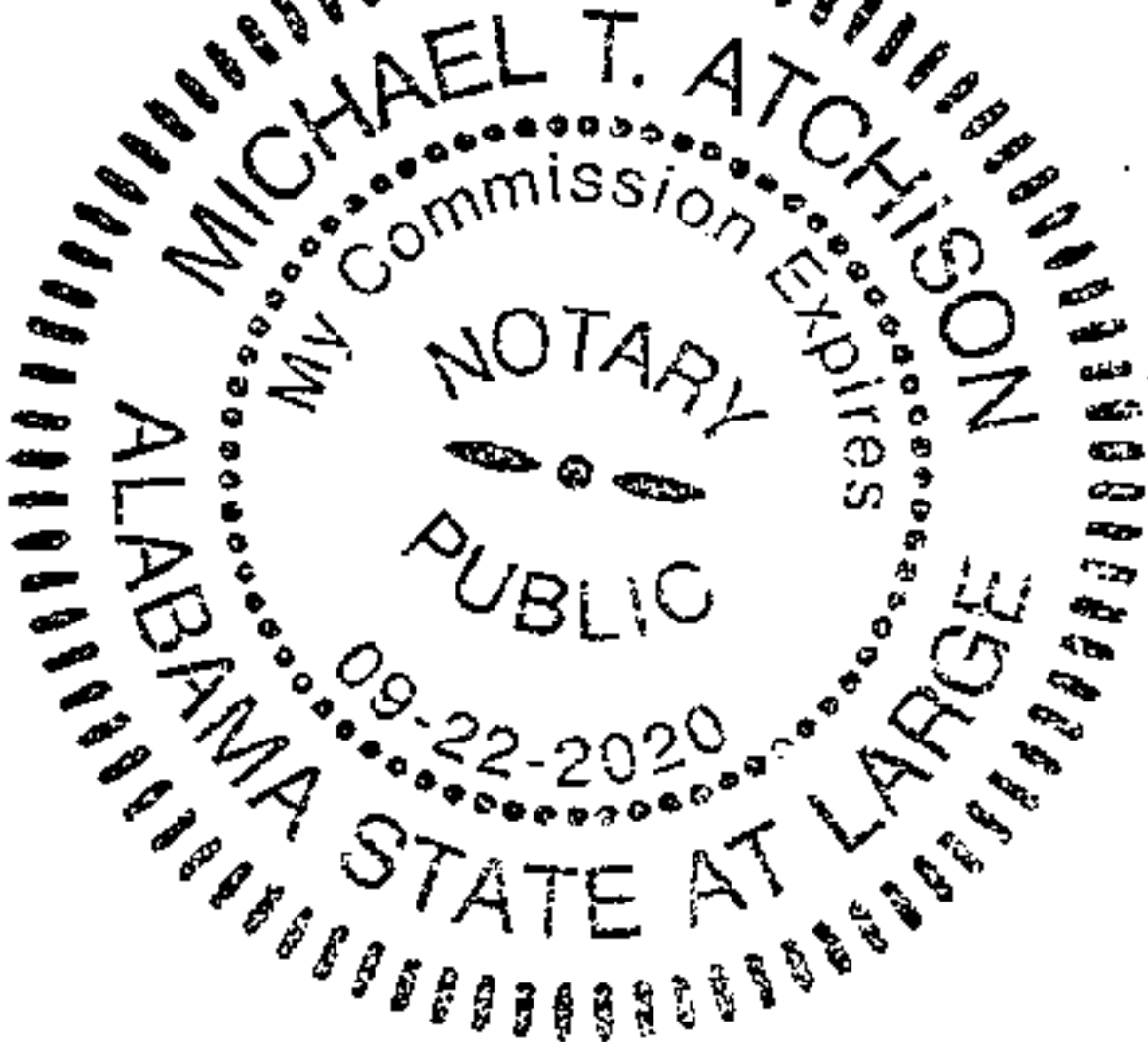


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the southeast corner of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama and run thence westerly along the south line of said Section 4, a distance of 732.33 feet to a point on the southerly margin of a chert surfaced public road; thence turn 154 degrees 10 minutes 26 seconds right and run northeasterly along said margin of said road 31.91 feet to the P.C. of a curve to the left having a central angle of 32 degrees 41 minutes 45 seconds and a radius of 365.79 feet; thence run northeasterly along the arc of said curve an arc distance of 208.74 feet to the P.T. of said curve; thence continue along the tangent of last described curve a tangent distance of 158.83 feet to the P.C. of a curve to the right having a central angle of 21 degrees 37 minutes 53 seconds and a radius of 287.54 feet; thence continue northeasterly along the arc of said curve an arc distance of 108.56 feet to the P.T. of said curve; thence continue along the tangent of last described curve a tangent distance of 124.81 feet to a point; thence turn 18 degrees 15 minutes 05 seconds right and run along the same said margin of same said road a distance of 77.19 to a point; thence turn 11 degrees 16 minutes 07 seconds right and continue along the same said margin of same said road a distance of 145.32 feet to a point; thence turn 9 degrees 28 minutes 30 seconds right and continue along same said margin of same said road a distance of 57.85 feet to a point on the east line of the SE 1/4 of the SE 1/4 of said Section 4; thence turn 83 degrees 05 minutes 46 seconds right and run southerly along said east line of said SE 1/4 of the SE 1/4 a distance of 432.32 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Angie R. Howard	Grantee's Name	Michael W. Bevard
Mailing Address	17200 Hwy 42 Shelby, AL 35143	Mailing Address	1610 Hwy 315 Columbiana, AL 35057
Property Address	1610 Hwy 315 Columbiana, AL 35051	Date of Sale	August 25, 2020
		Total Purchase Price	\$160,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

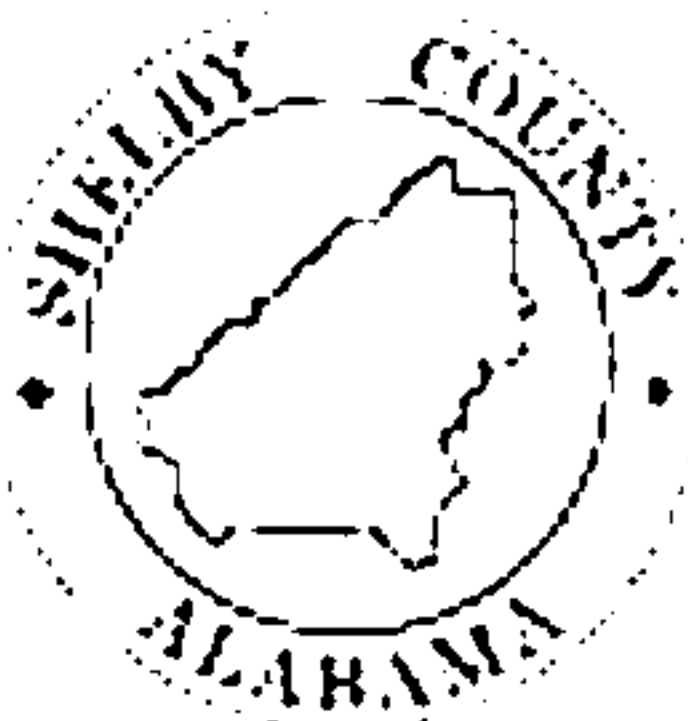
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	August 25, 2020	Print	Angie R. Howard
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2020 11:25:27 AM
\$31.00 CHERRY
20200828000378760

Allen S. Bayl