

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Cliff Trumbly**  
524 Enclave Lane  
Calera, 35040

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND DOLLARS AND ZERO CENTS (\$16,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brandon W. Bearden, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Cliff Trumbly** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Brandon W. Bearden

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brandon W. Bearden**, 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 9<sup>th</sup> day of March, 2021.

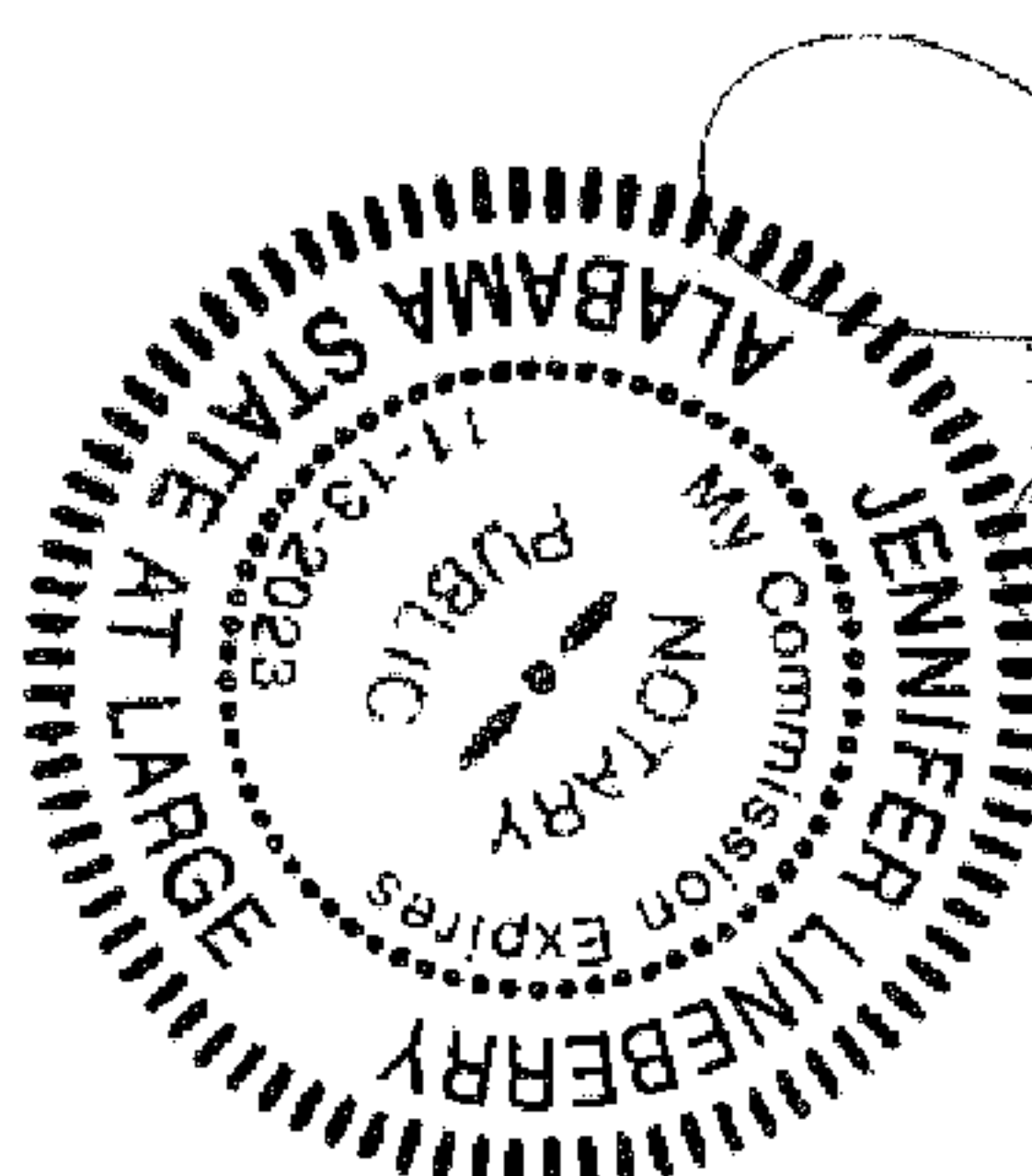
  
\_\_\_\_\_  
Notary Public  
My Commission Expires 11-13-2023

Exhibit "A"- Legal Description

A part of Fractional NE 1/4 of SE 1/4, Section 22, Township 22, Range 1 East, Shelby County, Alabama, more particularly described as follows: For point of beginning, commence at the SW corner of said fractional quarter-quarter section and thence run in a northerly direction along the western boundary of said fractional quarter-quarter section a distance of 594 feet to a point; thence turn to the right and run in an easterly direction parallel with the southern boundary of said fractional quarter-quarter section a distance of 251 feet to a point; thence turn to the right and run in a southern direction parallel with the western boundary of said fractional quarter-quarter section a distance of 594 feet to the right and run westerly along the southern boundary of said fractional quarter-quarter section a distance of 251 feet to point of beginning.

ALSO, a part of the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: To find the point of beginning start at the Northeast corner of said Section 1; thence westwardly along the North line of said Section 1, a distance of 2571.6 feet to a point which is the point of beginning; thence continue westwardly along the North line of said Section 1, a distance of 248.8 feet to a point; thence southward with an interior angle of 90 degrees to the North line of a paved road; thence eastwardly along the North line of said road a distance of 255.7 feet to a point; thence northwardly a distance of 117.1 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2021 03:15:50 PM  
\$44.00 CHERRY  
20210309000118040

*Alicia S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name Brandon W. Bearden  
Mailing Address 6395 Hwy 71  
Shelby, AL 35143

Grantee's Name Cliff Trumbley  
Mailing Address 624 Enclosure Lane  
Calera, AL 35040

Property Address Vacant land  
Shelby, AL

Date of Sale 3-9-2021  
Total Purchase Price \$ 16,000.00  
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  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 Brandon W. Bearden  
 Unattested \_\_\_\_\_ Sign Brandon W. Bearden  
(verified by) (Grantor/Grantee/Owner/Agent) circle one