

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

20210706000325220 1/3 \$768.00
Shelby Cnty Judge of Probate, AL
07/06/2021 11:08:19 AM FILED/CERT

Send Tax Notice to:
51770 Hwy 25
Vandiver Ar
35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLARS AND NO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Bear Creek Farms LLC* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Arthur Gray Powell III and Maude Ryding Powell* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for 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 Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 6th day of July, 2021.

Maude K. Powell

Bear Creek Farms LLC
By: Maude K. Powell
As: *Managing Partner*

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Maude K. Powell as Managing Partner of Bear Creek Farms LLC*, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2021.

April Clark

Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 07/06/2021
State of Alabama
Deed Tax: \$740.00

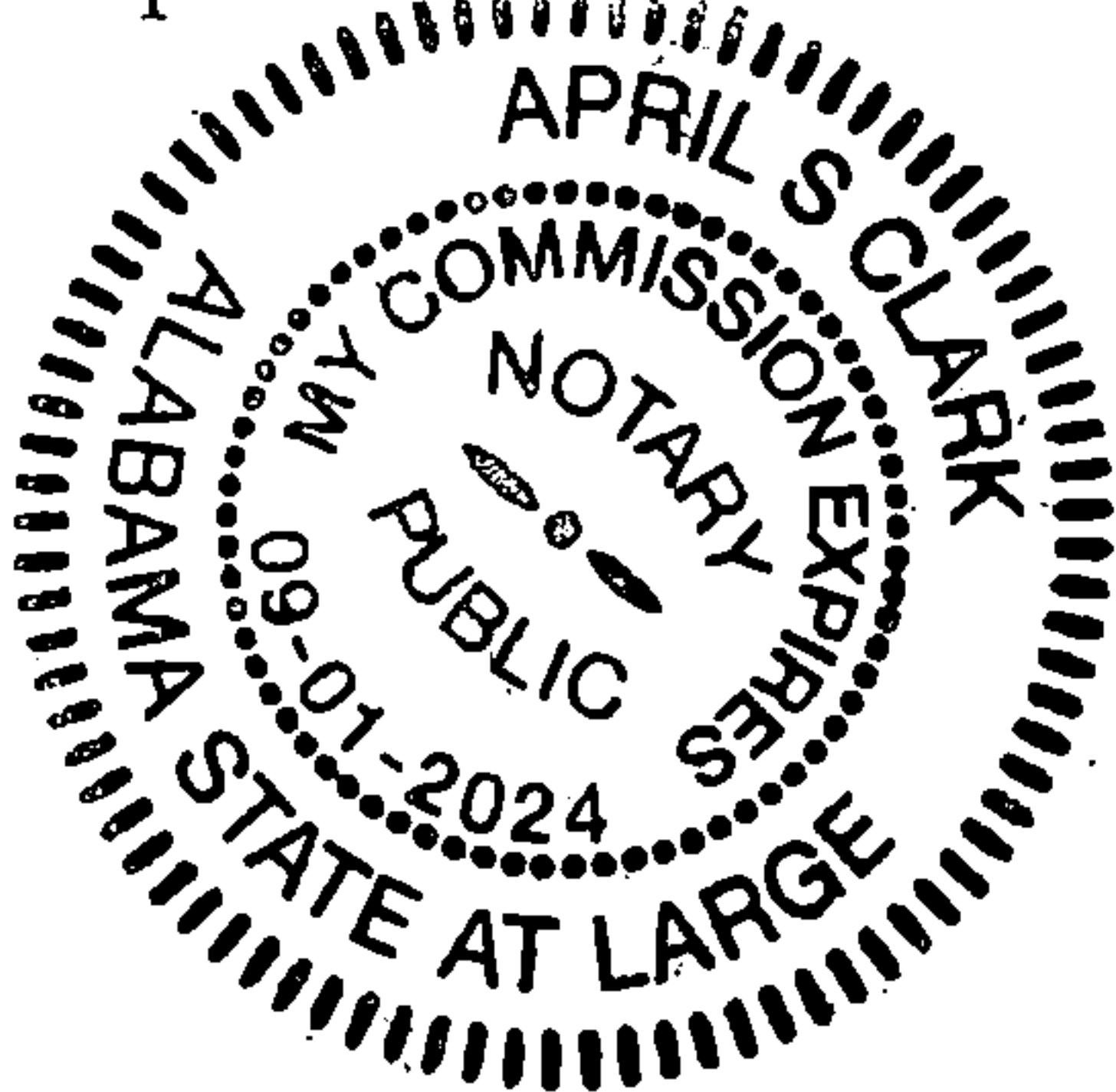


EXHIBIT A – LEGAL DESCRIPTION



20210706000325220 2/3 \$768.00
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COMMENCE AT A FOUND $\frac{3}{4}$ " CRIMP PIPE, BEING THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89-51'49" E FOR 1471.78'; THENCE RUN S 00-08'11" E FOR 263.99' TO A CAP REBAR, AND THE POINT OF BEGINNING; THENCE RUN N 89-45'46" E FOR 1259.55' TO A CAP REBAR; THENCE RUN S 50-04'31" W FOR 1992.89' TO A CAP REBAR ON THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 25; THENCE RUN N 12-51'43" E, ALONG SAID RIGHT OF WAY FOR 290.94' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16-35'13" AND A RADIUS OF 367.86'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND SAID RIGHT OF WAY LINE FOR 106.49' TO A CAP REBAR; THENCE RUN N 03-19'50" W FOR 648.75'; THENCE RUN N 45-11'29" E FOR 335.49' TO THE POINT OF BEGINNING, CONTAINING 20.40 ACRES.

Real Estate Sales Validation Form

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

Grantor's Name Bear Creek Farms LLC
Mailing Address 51770 Hwy 25
Vandiver AL
35176

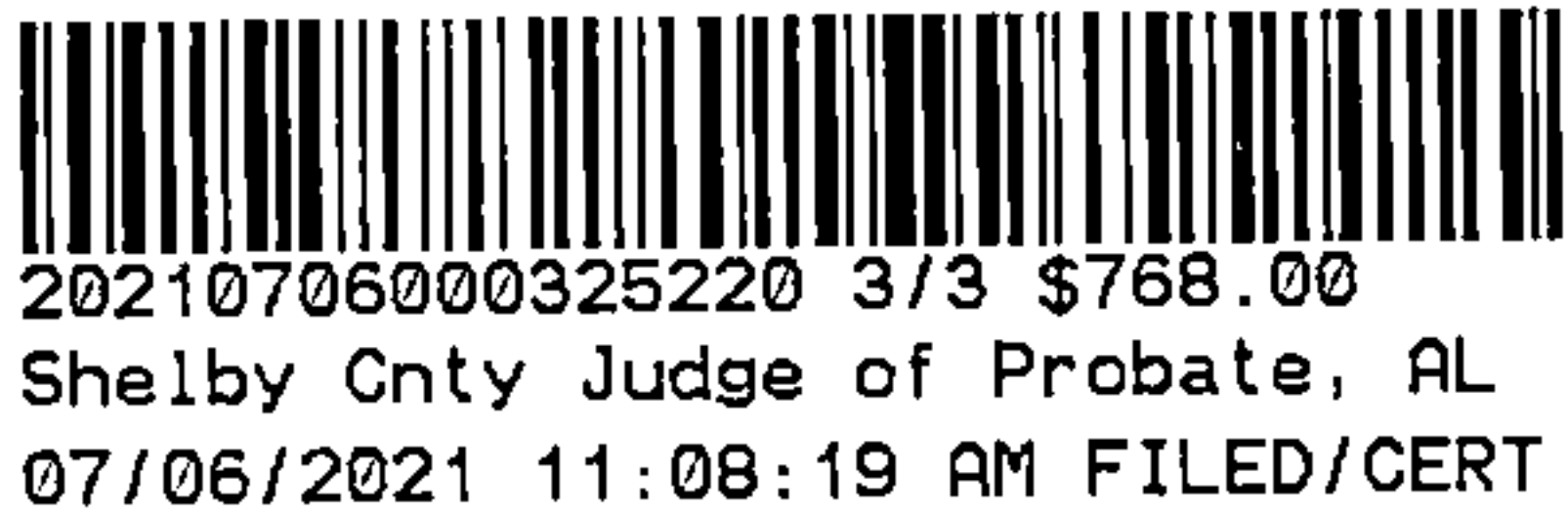
Grantee's Name Arthur Gray Powell III
Mailing Address Maudie Ryding Powell
51770 Hwy 25
Vandiver AL 35176

Property Address 51700 Hwy 25
Vandiver AL 35176

Date of Sale 7-6-21
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 739,530.00



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 tax value

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 Maudie Ryding Powell

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

☐ Unattested

(verified by)