

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West

Send tax notice to:
JOEL E. BEARDEN, III
3004 Camellia Ridge Court
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **SCOTT BRUMMITT and TERRI BRUMMITT, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **JOEL E. BEARDEN, III** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

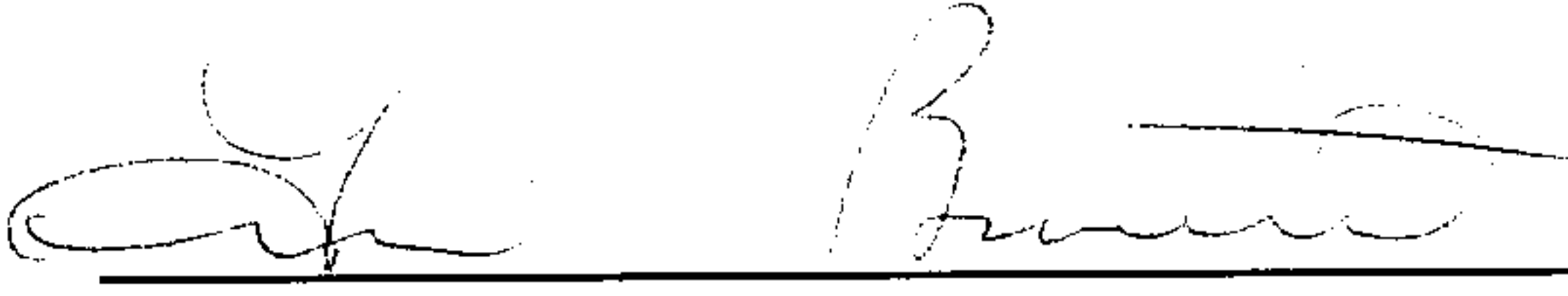
Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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 10th day of September, 2021.

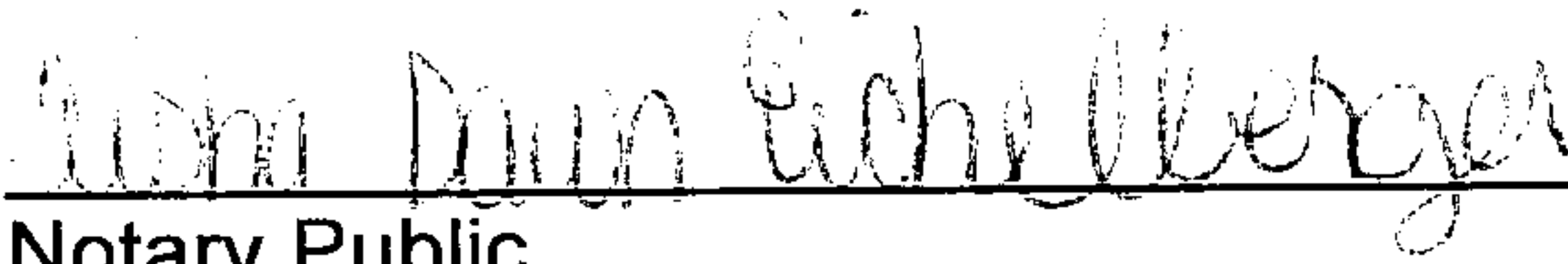

SCOTT BRUMMITT


TERRI BRUMMITT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SCOTT BRUMMITT and TERRI BRUMMITT**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2021.


Notary Public
My Commission Expires: 11/5/2024

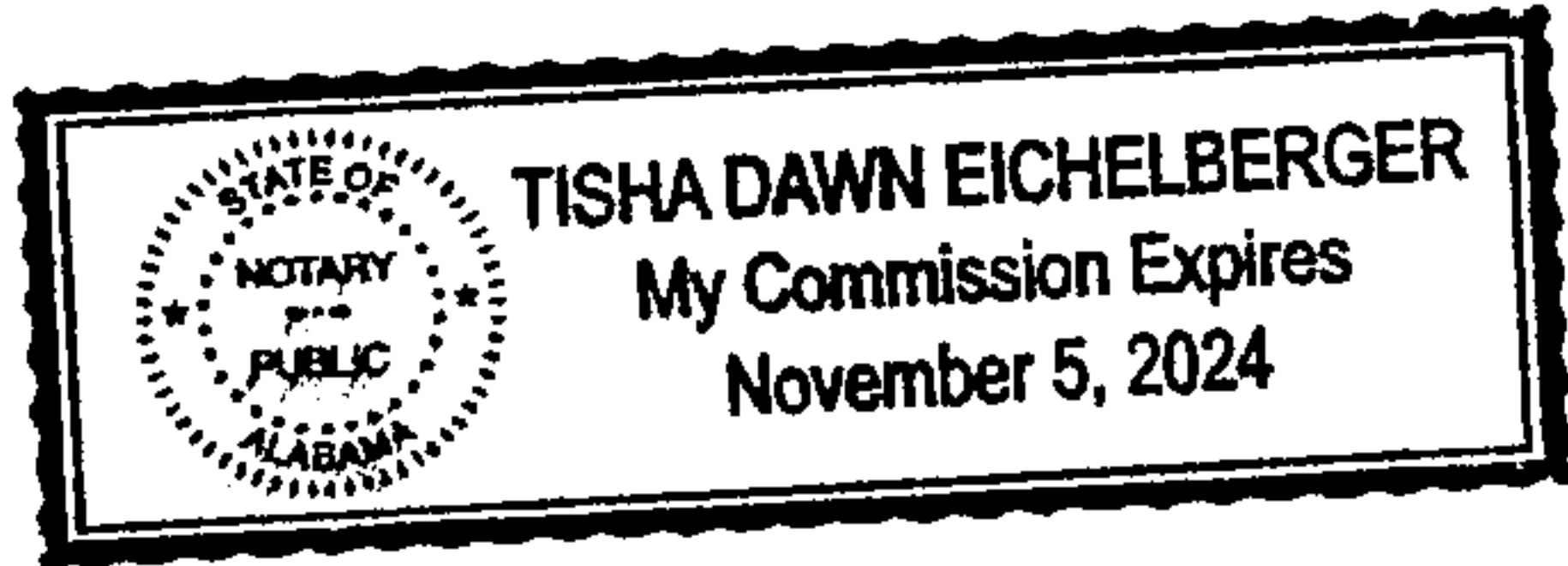


EXHIBIT "A"

A parcel of land located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 360 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Northwesterly direction along the Northeast bank of Buck Creek, a distance of 698 feet, more or less, to the point of beginning; thence in a Northeasterly direction, 510 feet Northwest of and parallel to the Northwest right of way line of Parker Drive, a distance of 296 feet, more or less; thence 90 degrees left in a Northwesterly direction a distance of 50.0 feet; thence 90 degrees left in a Southwesterly direction, a distance of 305 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Southeasterly direction along the Northeast bank of Buck Creek, a distance of 51 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL ID; 13-6-14-3-001-001.013

Real Estate Sales Validation Form

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

Grantor's Name	SCOTT BRUMMITT	Grantee's Name	JOEL E. BEARDEN, III
Mailing Address	TERRI BRUMMITT 219 Sleepy Hollow Circle Columbiana, AL 35051	Mailing Address	3004 Camellia Ridge Pelham, AL 35124
Property Address	647 Stuart Lane, Pelham, AL 35124	Date of Sale	September 10, 2021
		Total Purchase Price \$	140,000.00
		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 checked="" 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 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	SEP 10 2021	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(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
09/21/2021 11:24:48 AM
\$168.00 JOANN
20210921000459670

Allen S. Bayl