



20211101000526430 1/3 \$110.50
Shelby Cnty Judge of Probate, AL
11/01/2021 12:06:34 PM FILED/CERT

This Instrument was prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

Source of Title: Instrument #20121228000497520
Recorded in the Office of Judge of Probate of
Shelby County, AL on 12/28/2012.

Description furnished by Grantor No Survey
Examined and No Title Examination made by
This attorney.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and no/100 (\$100.00) Dollars, love and affection and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, John Beasley, a married man, (herein referred to as Grantor), grant, bargain, sell and convey unto myself, John Beasley and wife, Ashley B. Beasley (herein referred to as Grantees), the following described real estate, situated in Shelby, Alabama, to-wit:

BEGIN at the SE Corner of Lot 1 of the Beasley Family Subdivision, as recorded in Map Book 36, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°03'00"E for a distance of 789.87' to the Southerly R.O.W. line of Shelby County Highway 42; thence S88°03'34"W and along said R.O.W. line for a distance of 412.60'; thence S00°09'54"W and leaving said R.O.W. line for a distance of 129.00'; thence N89°53'54"E for a distance of 276.50'; thence S00°09'54"W for a distance of 372.00'; thence S89°53'54"W for a distance of 109.50'; thence S00°09'54"W for a distance of 264.05'; thence S87°24'56"E for a distance of 247.13' to the POINT OF BEGINNING.

Said Parcel containing 3.98 acres, more or less.

Subject to: A mortgage to Regions Bank in the approximate amount of \$47,400.00. And Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said John Beasley and wife, Ashley B. Beasley and their heirs and assigns forever.

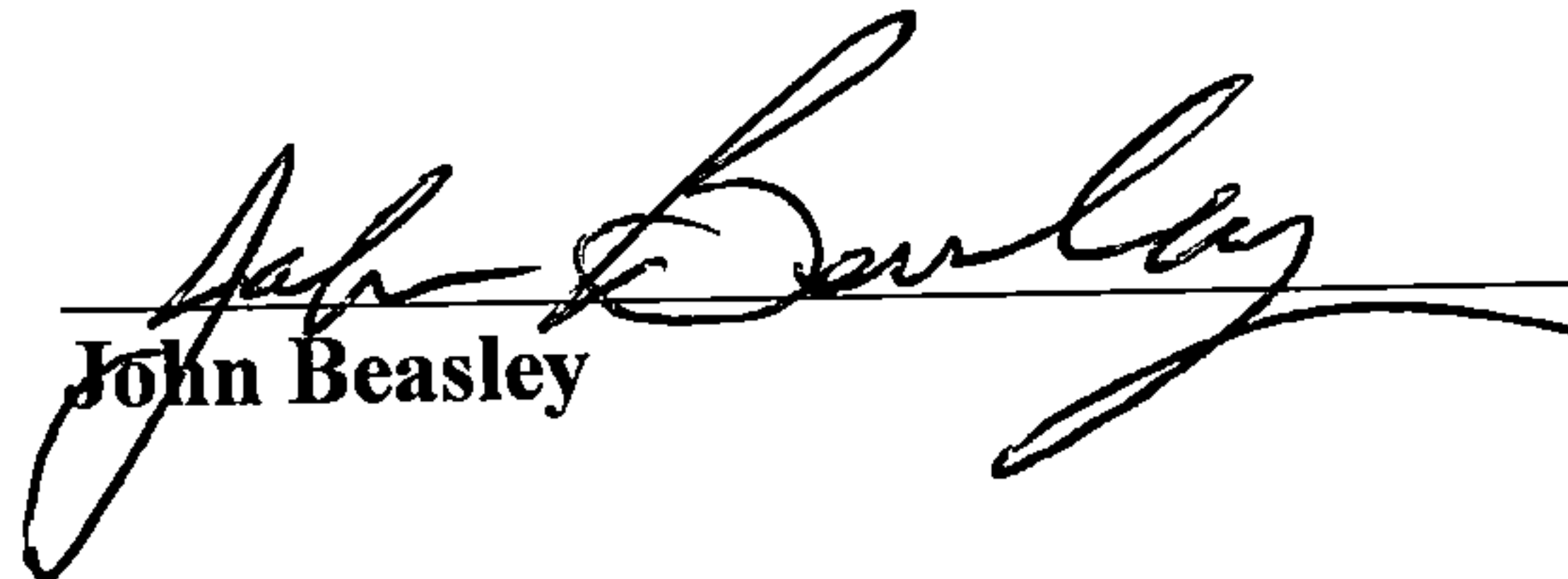
AND I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and administrators, that I am lawfully seized in fee simple of said premises unless otherwise noted above; that they are free from all encumbrances; that I have a good right to sell and convey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

Shelby County, AL 11/01/2021
State of Alabama
Deed Tax: \$82.50



20211101000526430 2/3 \$110.50
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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 26 day of October, 2021.

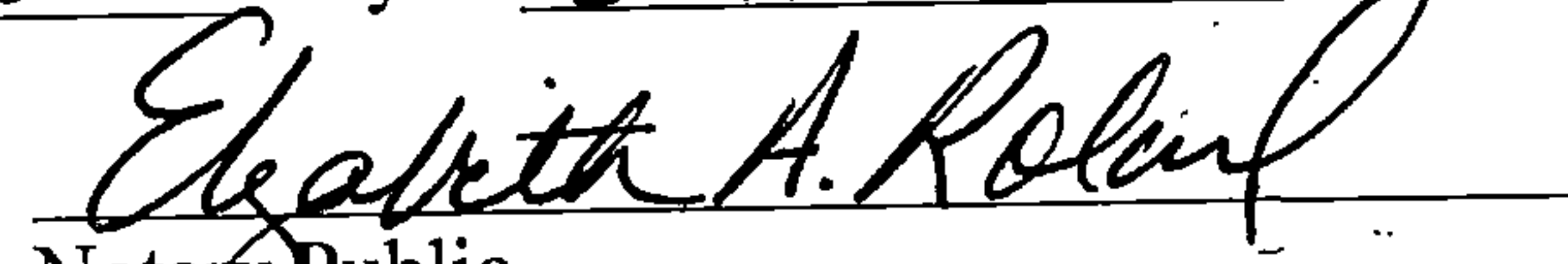
 (L.S.)
John Beasley

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that John Beasley, a married man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2021.


Notary Public
My Commission Expires: May 22, 2022 **My Commission Expires:**

Send Tax Notice to:
Mr. and Mrs. John Beasley
1668 Highway 42
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name John Beasley
Mailing Address _____
1668 Highway 42
Calera, AL 35040

Grantee's Name John and Ashley B. Beasley
Mailing Address _____
1668 Highway 42
Calera, AL 35040

Property Address 1668 Highway 42
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 164,530 ^{1/2 value} 82,265



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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 Assessor's 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 10/26/21

Print John Beasley

☐ Unattested

(verified by)

Sign

John Beasley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1