



20211213000589580 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
12/13/2021 02:20:47 PM FILED/CERT

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Bear Farms Creek, LLC

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bear Creek Farms, LLC**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Bear Creek Farms, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Part of the NW ¼ of the SW ¼ and the SW ¼ of the NW ¼ of Section 13, Township 18 South, Range 1 East, and the SE ¼ of the NE ¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; Begin at the SW corner of the SW ¼ of the NW ¼ of Section 13, Township 18 South, Range 1 East and run N 89-51'49" E, along the South line of said ¼ - ¼ for 230.68'; thence run S 54-25'50" E for 20.24'; thence run N 40-03'55" E for 88.02'; Thence run N 49-56'05" W for 260.37'; thence run N 07-10'27" W for 1130.62' to the NE corner of the SE ¼ of the NE ¼ of said Section 14; thence run N89-53'38" W, along the North line of said ¼ - ¼ for 770.41'; thence run S 02-52'31" E for 94.86'; thence run S 87-00'40" W for 258.87' to the Easterly Right of Way line of US Highway No. 25; thence run S 36-29'41" E, along said right of way line for 766.37'; thence continuing along said right of way line, run S 43-47'43" E for 837.43' to the POINT OF BEGINNING.

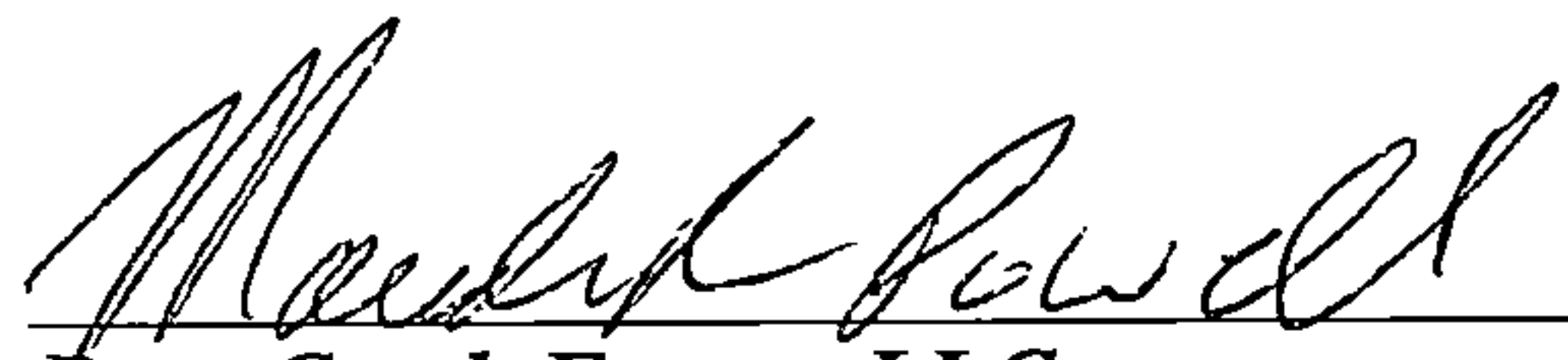
SUBJECT TO:

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 13th day of December, 2021.



Bear Creek Farms, LLC

By: Maude Powell, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

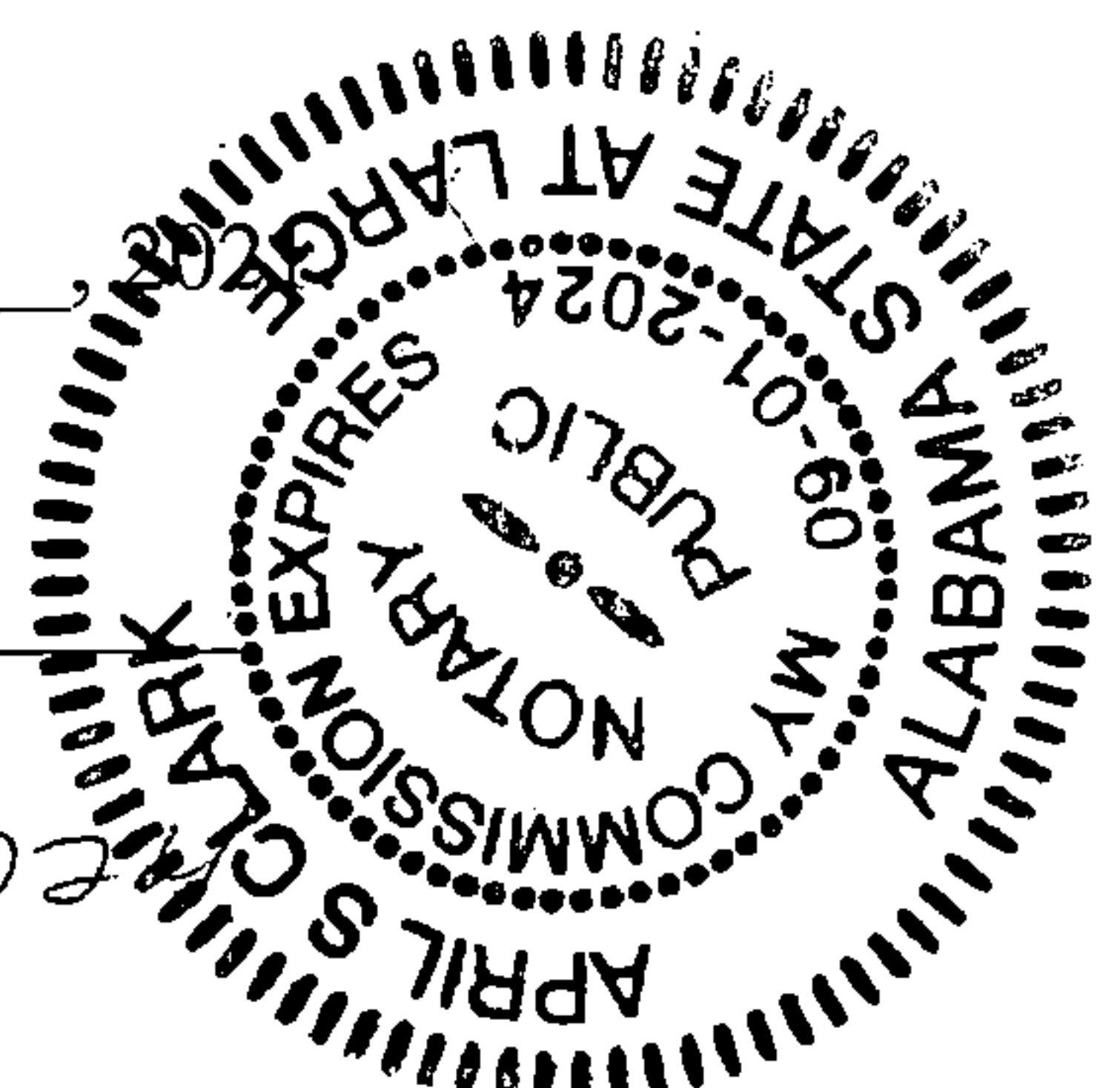
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Maude Powell as Managing Member of Bear Creek Farms, LC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December



Notary Public
My Commission Expires 9/1/2022

Shelby County, AL 12/13/2021
State of Alabama
Deed Tax: \$46.50





20211213000589580 2/2 \$71.50
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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 LLC
Mailing Address 51770 Hwy 25
Vandiver AL
35176

Grantee's Name Bear Creek LLC
Mailing Address 51770 Hwy 25
Vandiver AL
~~35176~~ 35176

Property Address 51764 Hwy 25
Vandiver AL
35176

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 46,500.

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

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 12/13/21

Print Maudie Powell

Sign

Maudie Powell

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Form RT-1