


**Prepared By**

Walter Beard  
4288 Hwy 26  
Columbiana, Alabama  
35051

**After Recording Return To**

Walter Beard  
4288 Hwy 26  
Columbiana, Alabama  
35051

  
20220502000177720 1/7 \$254.50  
Shelby Cnty Judge of Probate, AL  
05/02/2022 11:43:23 AM FILED/CERT

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Space Above This Line for Recorder's Use

**ALABAMA QUIT CLAIM DEED**

State of Alabama

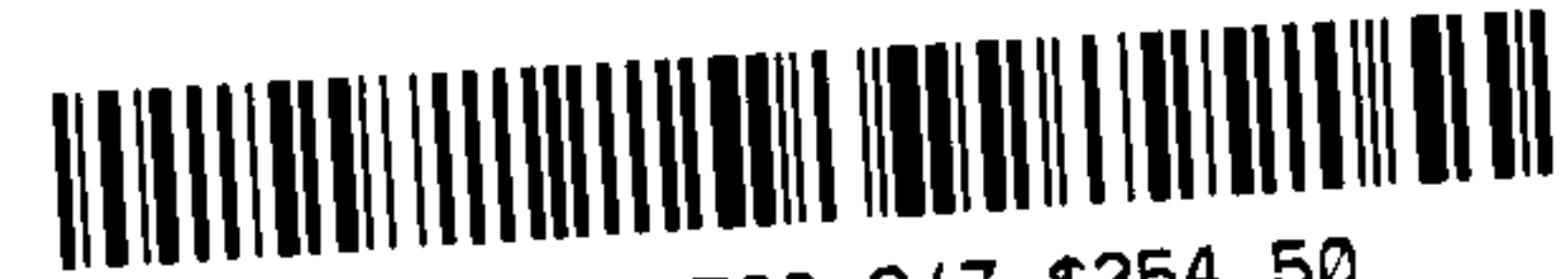
Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Walter Beard and Bertha Beard, a married couple, residing at 4288 Hwy 26, Columbiana, Alabama, 35051.

The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to David Byrd, a married individual, residing at 4288 Hwy 26, Columbiana, Alabama, 35051 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Shelby County, AL 05/02/2022  
State of Alabama  
Deed Tax: \$214.50

  
20220502000177720 2/7 \$254.50  
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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:  
SITUATED, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, THE FOLLOWING DESCRIBED REAL ESTATE (OR LAND), TO-WIT:

PART OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF

SAID NE 1/4 OF THE SE 1/4 OF SECTION 14, RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 671.84 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 87 DEGREES 15 MINUTES 07 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 1054.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 265.27 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID N 1/2 OF THE NE 1/4 OF SECTION 14; THENCE RUN IN A NORTHERLY DIRECTION OR A DISTANCE OF 557.28 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26; THENCE TURN AN ANGLE TO THE RIGHT OF 122 DEGREES 26 MINUTES AND

RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 314.20 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 57 DEGREES 34 MINUTES AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 401.64 FEET, MORE OR LESS, TO A POINT OF BEGINNING. BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO WALTER AND BERTHA BEARD FROM DAVID AND SANDRA BYRD, HUSBAND AND WIFE RECORDED ON MAY 10, 2018 IN INSTRUMENT # 20180510000160840 OF THE PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA. APN: 22-6-14-0-000-046.000.

COMMONLY KNOWN AS 4288 HIGHWAY 26, COLUMBIANA, AL 35051  
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



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**Grantor's Signature** \_\_\_\_\_ Date July 27 2020

**Print Name:** Walter Beard

**Address:** 4288 Hwy 26, Columbiana, Alabama, 35051

**Grantor's Signature** \_\_\_\_\_ Date July 27 2020

**Print Name:** Bertha Beard

**Address:** 4288 Hwy 26, Columbiana, Alabama, 35051

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State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter Beard whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

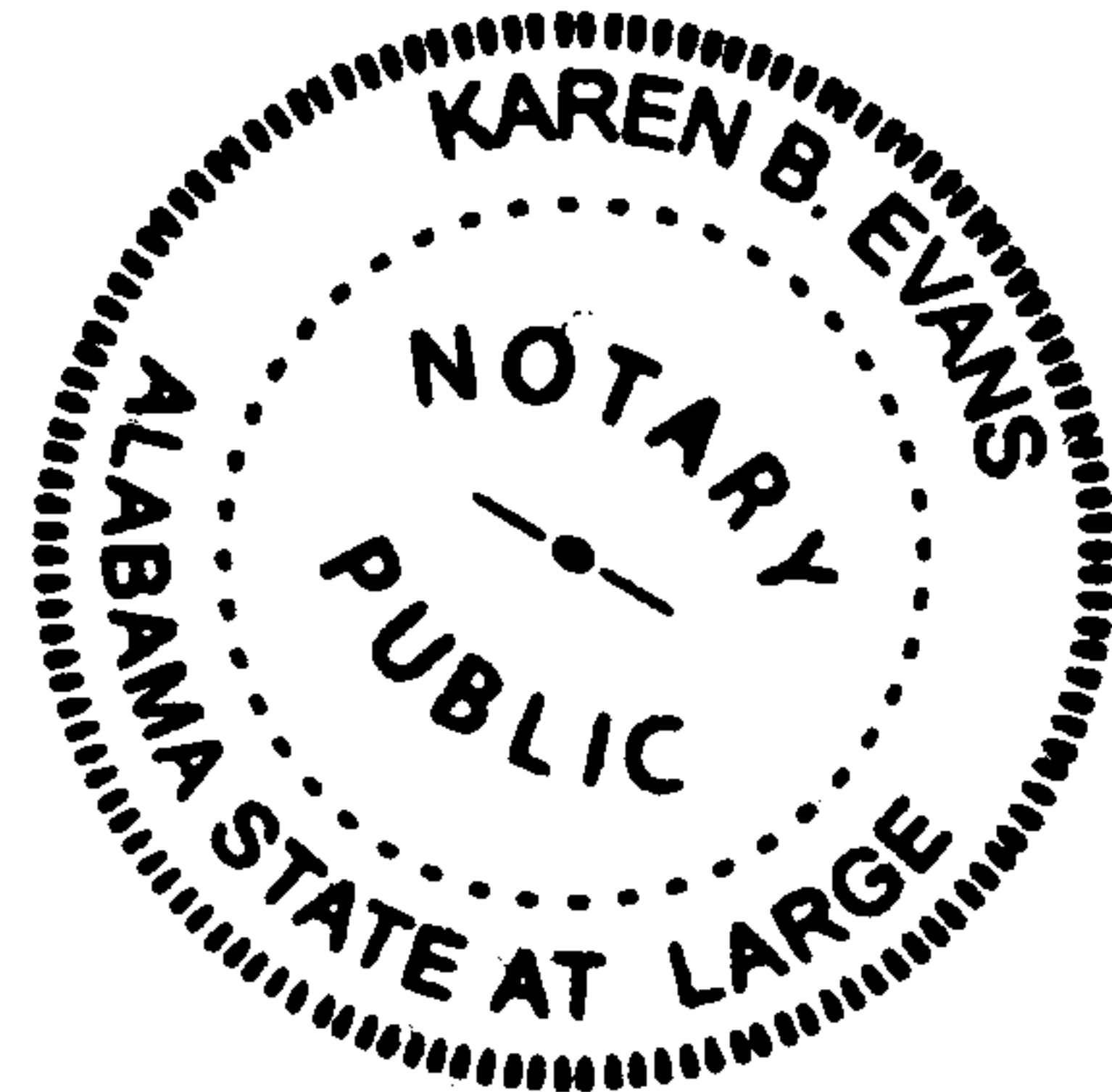
Given under my hand this 26<sup>th</sup> day of July, 2020.

Karen B Evans (SEAL)

Notary Public

My Commission Expires:

KAREN B. EVANS  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 08, 2023





# ALABAMA

## Center for Health Statistics

### ALABAMA CERTIFICATE OF DEATH

State  
File  
Number

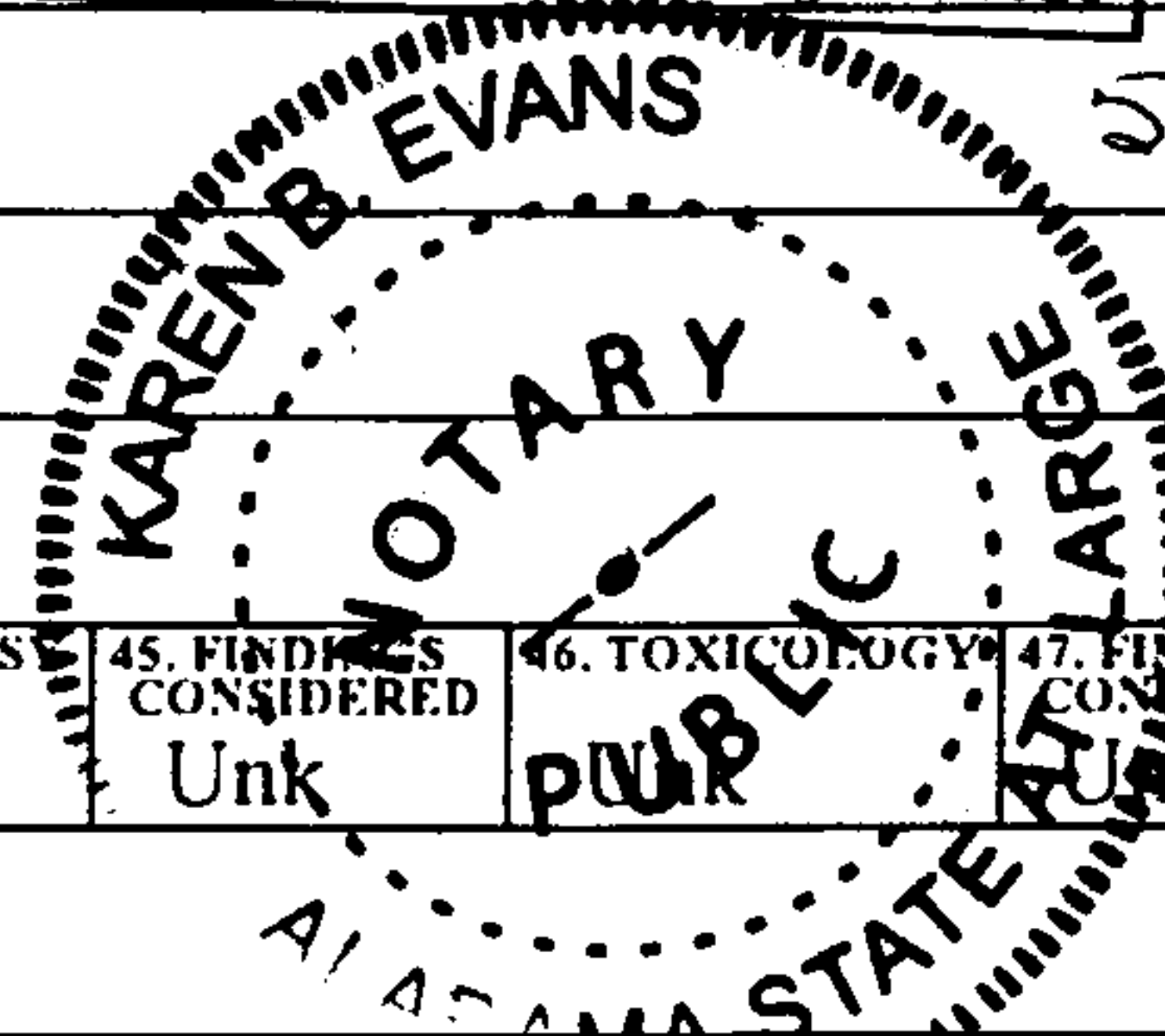
101 2019-40212

1. DECEASED LEGAL NAME Bertha Jimenez Beard				2. DATE AND TIME OF DEATH Oct 10, 2019 2300	
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Columbiana, 35051		7. PLACE OF DEATH 4288 Hwy 26	
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE Jimenez			10. SERVED IN ARMED FORCES No
11. AGE 86	UNDER 1 YEAR MONTHS DAYS	UNDER 1 DAY HRS MINS	12. DATE OF BIRTH Jan 28, 1933	13. BIRTHPLACE (State or Foreign Country) Mexico	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Walter Benjamin Beard			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Columbiana, 35051		20. STREET ADDRESS 4288 Hwy 26	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Walter Benjamin Beard, Husband, PO Box 370, Alabaster, AL 35007					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Juan Pablo Jimenez			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Trinidad Cornedo		
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Johns-Ridout's Crematory		26. LOCATION Birmingham, Alabama	
27. DATE OF DISPOSITION Oct 15, 2019		28. FUNERAL DIRECTOR Madison Brown		29. LICENSE NUMBER	30. DATE SIGNED Oct 18, 2019
31. FUNERAL HOME NAME AND ADDRESS Rockco Funeral Home, P O Box 647, Montevallo, AL 35115					32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: Certifying Physician					
34. NAME Ron Orso MD				35. LICENSE NUMBER 6333	36. DATE SIGNED Oct 14, 2019
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 1220 20th St S, Birmingham, Alabama 35205					
38. REGISTRAR Nicole Henderson Rushing					39. DATE FILED Oct 18, 2019

### CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH				INTERVAL	
IMMEDIATE CAUSE  UNDERLYING CAUSE	A. Cerebral infarction due to embolism of left cerebellar artery DUE TO (OR AS A CONSEQUENCE OF):				Unknown
	B. DUE TO (OR AS A CONSEQUENCE OF):				
	C. DUE TO (OR AS A CONSEQUENCE OF):				
	D. DUE TO (OR AS A CONSEQUENCE OF):				
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH					
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY Unk	45. FINDINGS CONSIDERED Unk
				46. TOXICOLOGY Unk	47. FINDINGS CONSIDERED Unk
				48. TOBACCO USE CONTRIBUTED TO DEATH Unknown	
49. HOW INJURY OCCURRED					
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY		54. LOCATION OF INJURY			

KAREN B. EVANS  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 08, 2023



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ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-453-830-7

October 29, 2019

*Nicole H. Rushing*  
Nicole Henderson Rushing  
State Registrar of Vital Statistics



**CAUSE OF DEATH** Commission Expires Aug. 08, 2023

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Montgomery, Alabama. 2020-442 342  
*Nicole H. Rushing*  
 Nicole Henderson Rushing  
 State Registrar of Vital Statistics



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Walter + Bertha Beard  
4288 Hwy 26  
Columbia Ala  
35051

Grantee's Name  
Mailing Address

David J Byrd  
4288 Hwy 26  
35051

Property Address

4288 Hwy 26  
Columbia  
35051

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$



20220502000177720 717 \$254.50  
Shelby Cnty Judge of Probate, AL  
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214,340

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 5-2-22

Unattested

(verified by)

Print

Sign

David J Byrd  
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1