

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kristen Evens and David Evens
3110 Highway 39
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Three Thousand And No/100 Dollars (\$223,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Thomas E. Bradford, Jr., a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kristen Evens and David Evens (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, Block 1 of Gilbert Estates, as shown by map made by Frank V. Wheeler on November 20, 1964, and which lot is more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West; thence run East along the North line of said 1/4-1/4 section a distance of 634.80 feet to the West right of way line of County Highway No. 39; thence turn an angle of 114 degrees 16 minutes 12 seconds to the right and run along a curve (whose delta angle is 9 degrees 20 minutes a tangent distance is 68.23 feet, radius is 836.84 feet, length of arc is 136.16 feet); thence turn an angle of 4 degrees 40 minutes to the right and run along a tangent, a distance of 43.74 feet; thence turn an angle of 76 degrees 23 minutes to the right and run a distance of 578.42 feet to the West line of the East 1/2 of the Southeast 1/4 of the Northeast 1/4; thence turn an angle of 75 degrees 11 minutes to the right and run North along said line a distance of 8.76 feet to the point of beginning; situated in the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 4, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE.

Subject to a third party mortgage in the amount of \$211,850.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6th day of May, 2022.

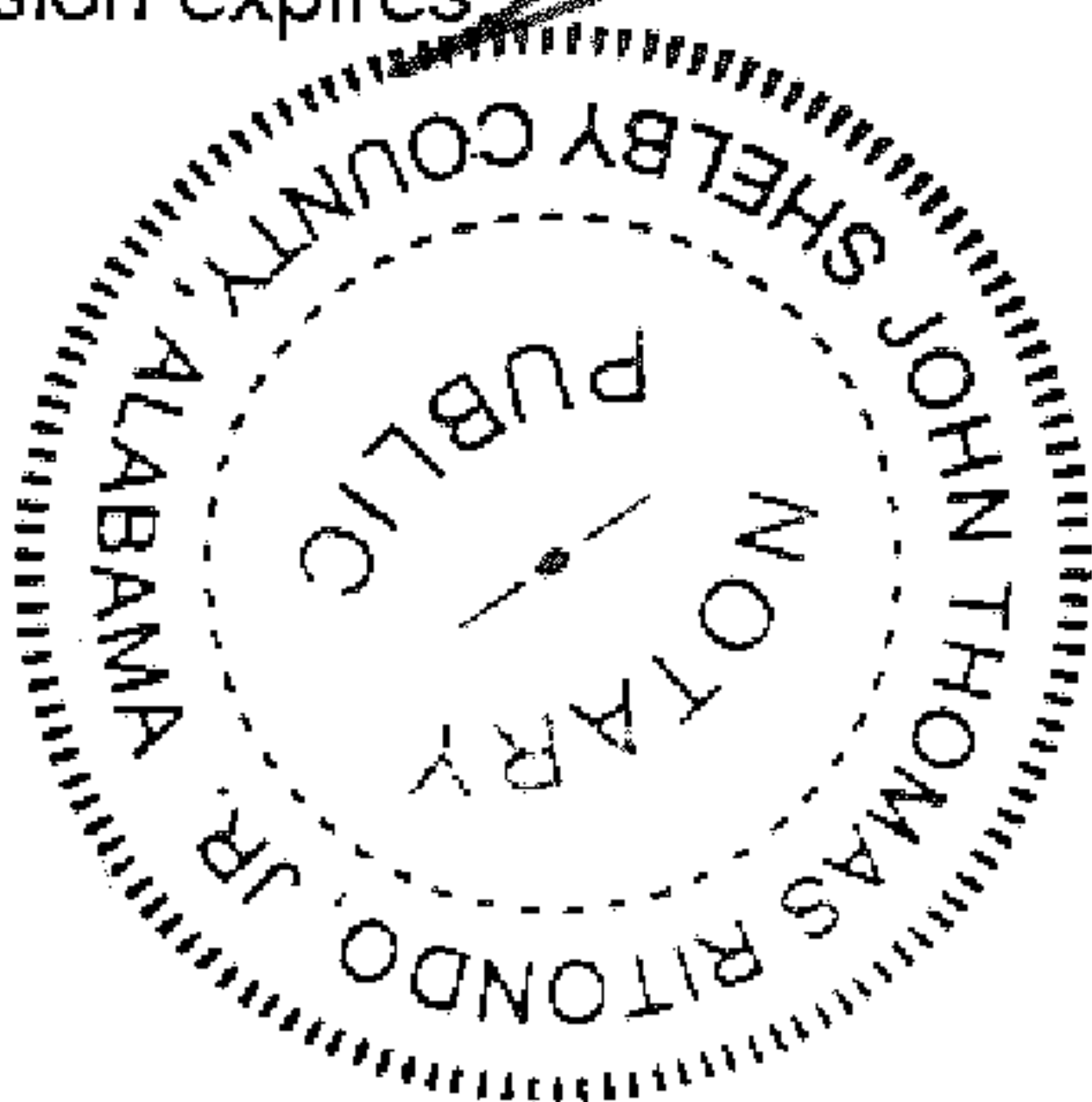
Thomas E. Bradford, Jr.
Thomas E. Bradford, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Bradford, Jr. whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of May, 2022

[Signature]
Notary Public
My commission expires:



John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Real Estate Sales Validation Form

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

Grantor's Name Thomas E. Bradford, Jr. Grantee's Name Kristen Evens and David Evens

Mailing Address 3110 Highway 39
Chelsea, AL 35043Mailing Address 3110 Hwy 39
Chelsea, AL 35043Property Address 3110 Highway 39
Chelsea, AL 35043

Date of Sale May 6, 2022

Total Purchase Price \$223,000.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Thomas E. Bradford, Jr., 3110 Highway 39, Chelsea, AL 35043.

Grantee's name and mailing address - Kristen Evens and David Evens, 3110 Hwy 39, Chelsea, AL 35043.

Property address - 3110 Highway 39, Chelsea, AL 35043

Date of Sale - May 6, 2022.

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: May 6, 2022

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2022 08:20:50 AM
\$39.50 CHERRY
20220509000188180