

20220708000271220
07/08/2022 02:33:52 PM
DEEDS 1/8

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Walker Holdings Ltd
6969 Gadsden Hwy North
Trussville, AL 35173

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$215,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Johnny Beard, a married man, Sandy Byrd, a married woman, Shawn Payne, a married man and Lisandra Miller, a single woman and David Byrd, a married man (herein referred to as Grantors), grant, bargain, sell and convey unto, Walker Family Holdings (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit: FTD

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

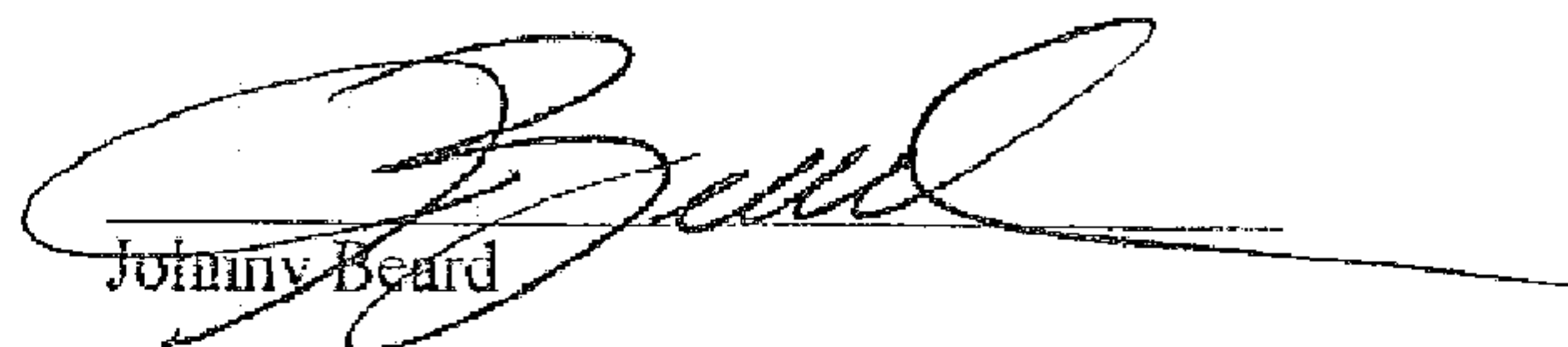
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record
- 3.

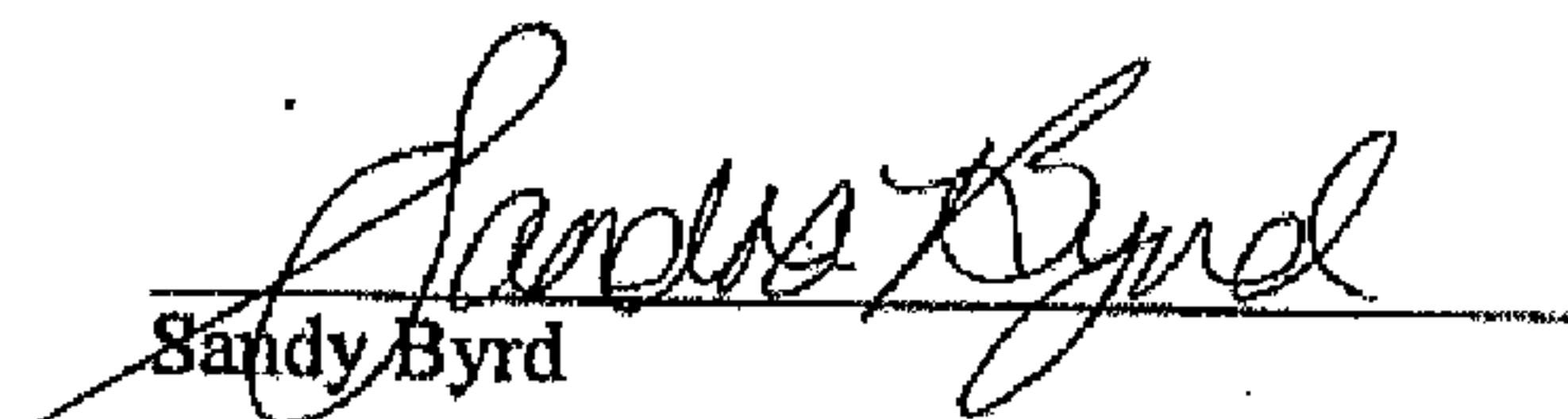
Johnny Beard, Sandy Byrd, Shawn Payen and Lisandra Miller, are heirs at law of Bertha Beard and Walter Beard.

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 6 day of July 2022.

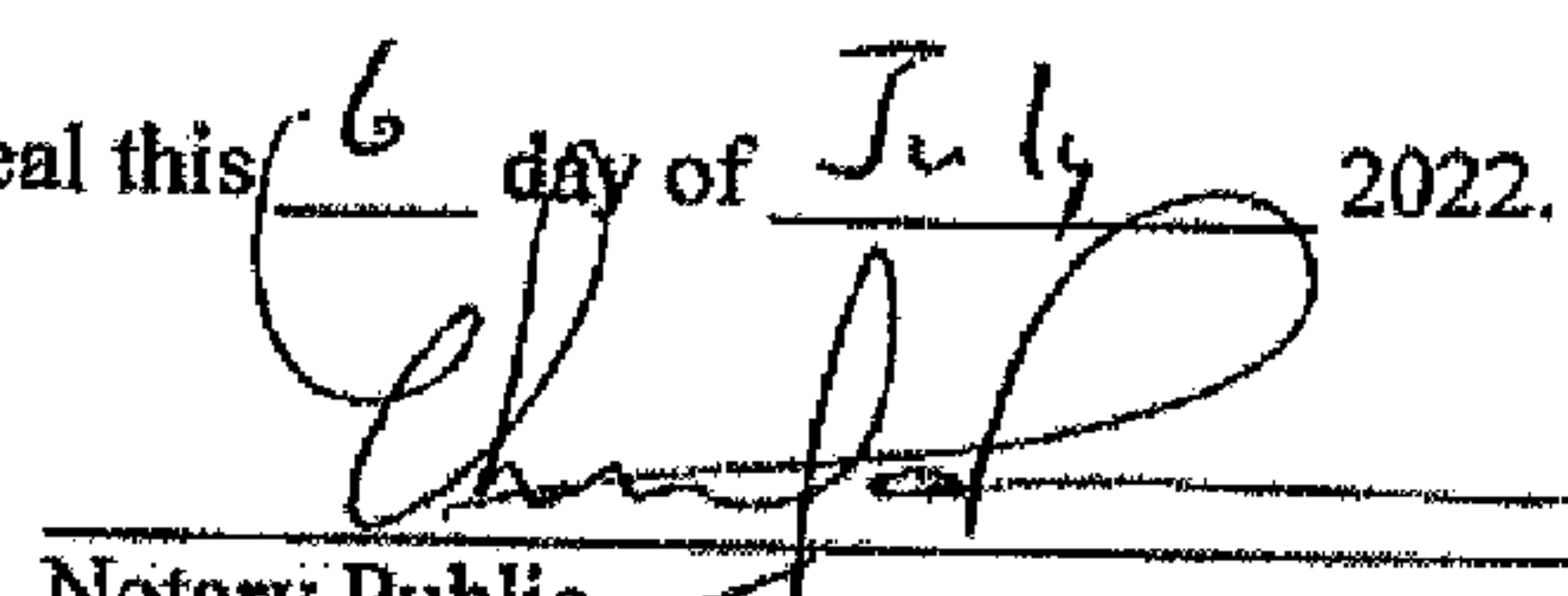

Johnny Beard


Sandy Byrd

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sandy Byrd*, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July 2022.


Notary Public
My Commission Expires 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024



Shawn Payne

STATE OF Alabama
COUNTY OF Shelby

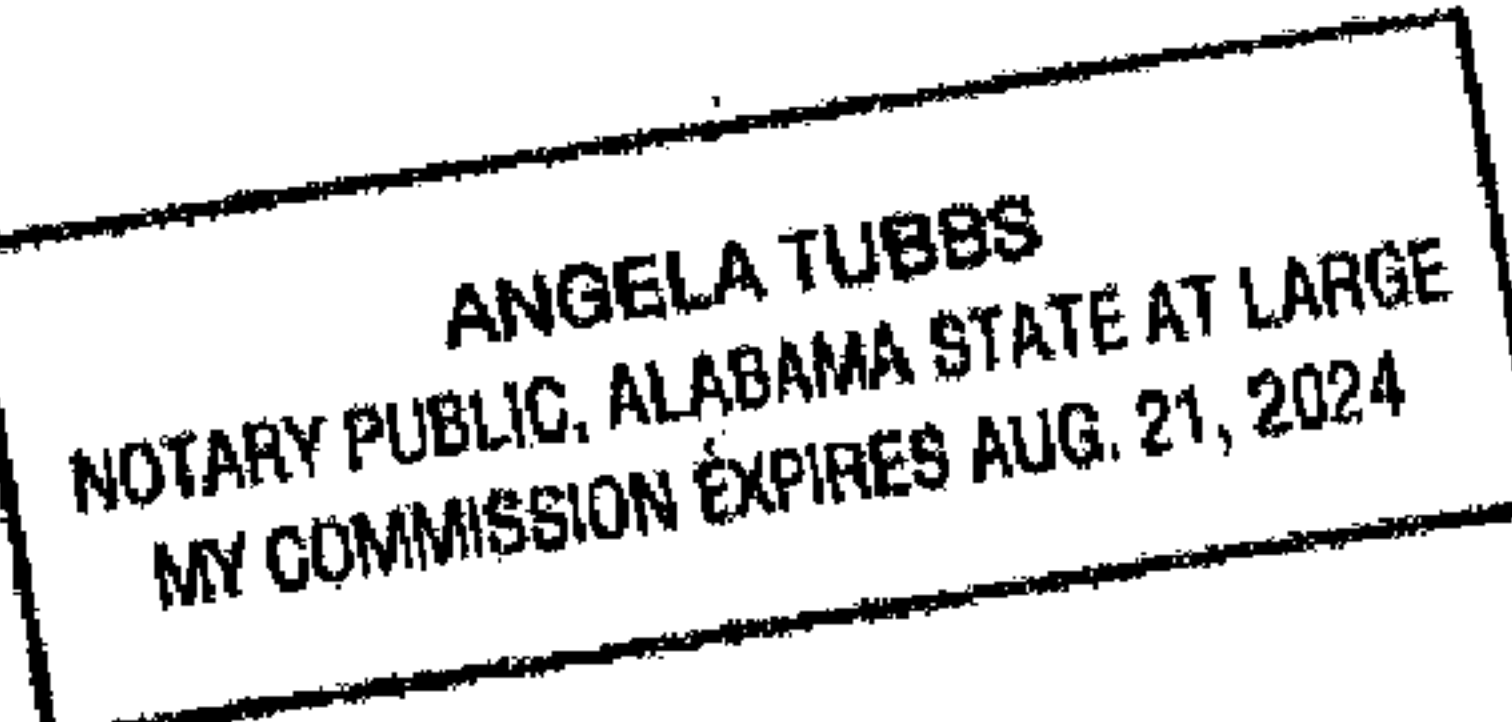
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shawn Payne**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

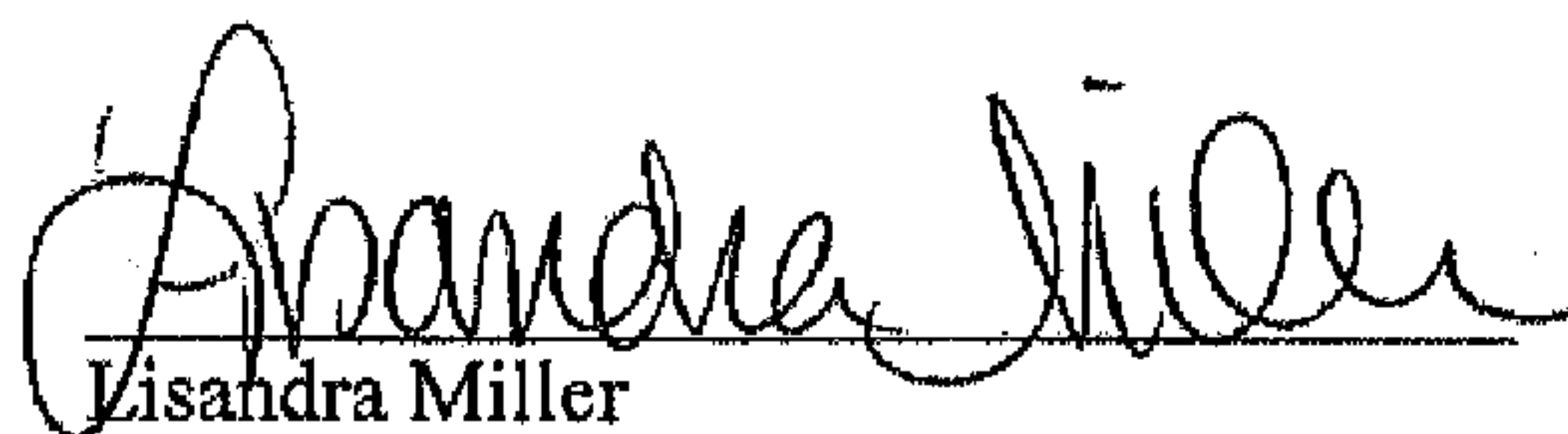
Given under my hand and official seal this 7th day of July 2022.



Notary Public

My Commission Expires





Lisandra Miller


STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisandra Miller**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July 2022.


Notary Public
My Commission Expires

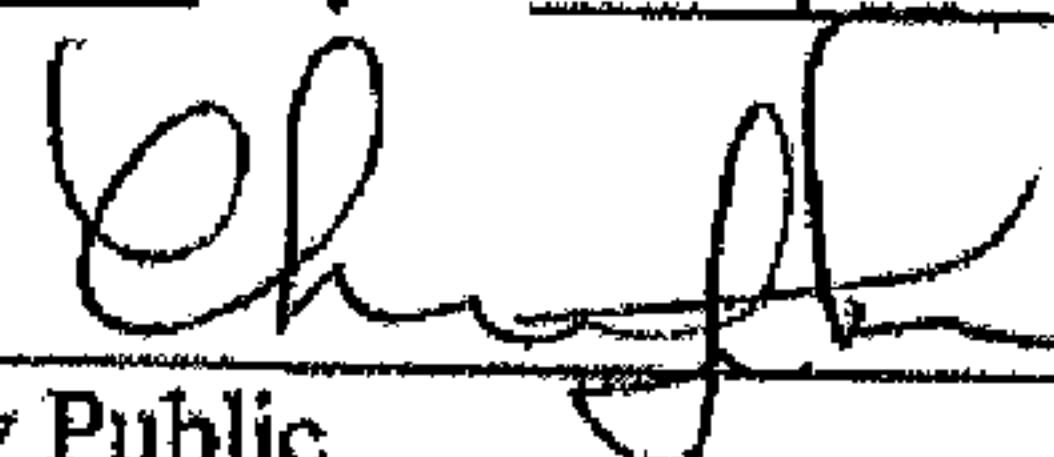
ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG 21, 2024


David Byrd

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Byrd**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July 2022.

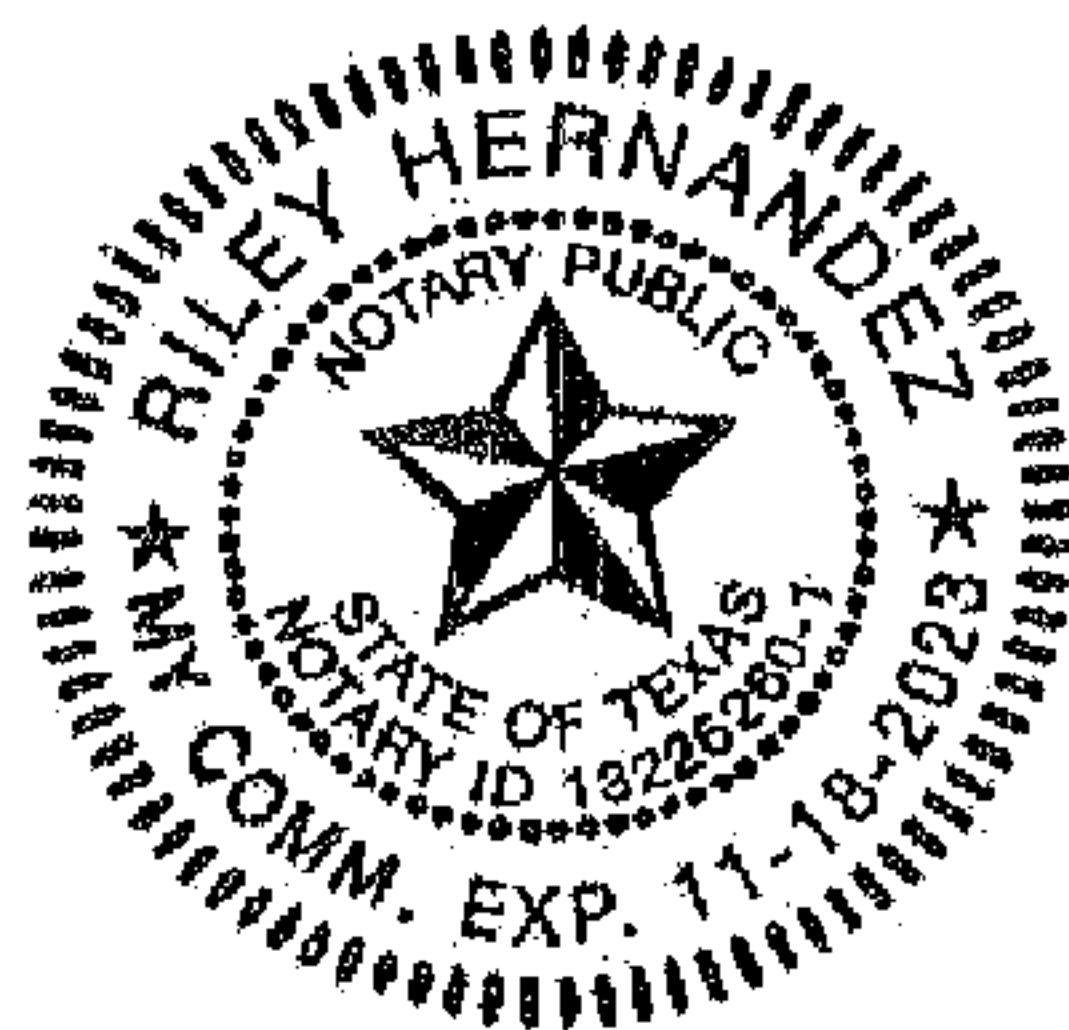

Notary Public
My Commission Expires 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

STATE OF Texas
COUNTY OF Guadalupe

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnny Beard**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July 2022.



Notary Public
My Commission Expires

EXHIBIT A – LEGAL DESCRIPTION

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 for 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/08/2022 02:33:52 PM
 \$261.00 CHARITY

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name David Bryd
 Mailing Address 4288 Hwy 26
Columbiana, AL
35051

Grantee's Name Walker Family Holdings
 Mailing Address 69169 Gadsden Hwy North
Trussville AL
35173

Property Address 4288 Hwy 26
Columbiana, AL
35051

Date of Sale 7/8/22
 Total Purchase Price \$ 215,000.00
 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
☒ 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 7/8/22

Print Mike T. Atkinson

Unattested _____

(verified by)

Sign Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one