

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Matthew Dunn and Brianna Noriega
116 Cedar Bend Drive
Helena, Alabama 35080

State of Alabama
County of Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Rusty Beech and Natalie Beech, a Married husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Dunn and Brianna Noriega** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

116 Cedar Bend Drive, Helena, AL 35080

See Exhibit A for Legal Description

Parcel ID: 13-8-27-2-001-001.009

Subject to taxes for the year 2022 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.


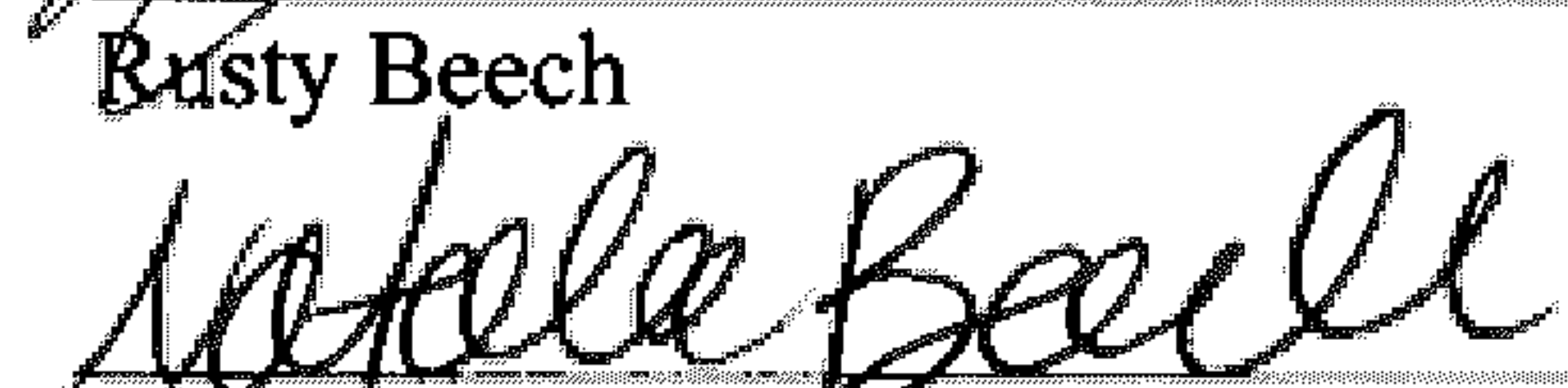
Be it known that \$232,707.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

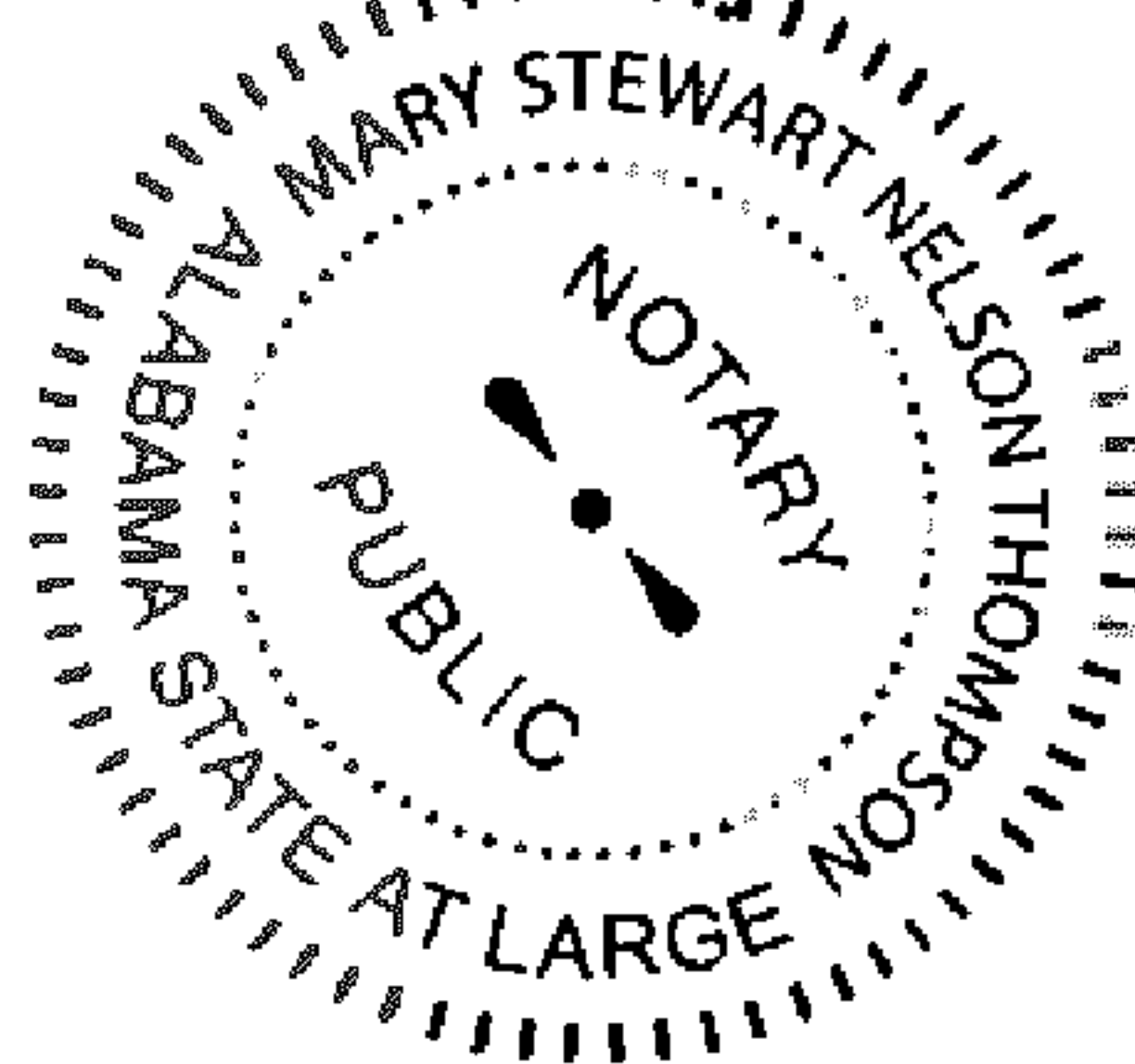
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of October, 2022.

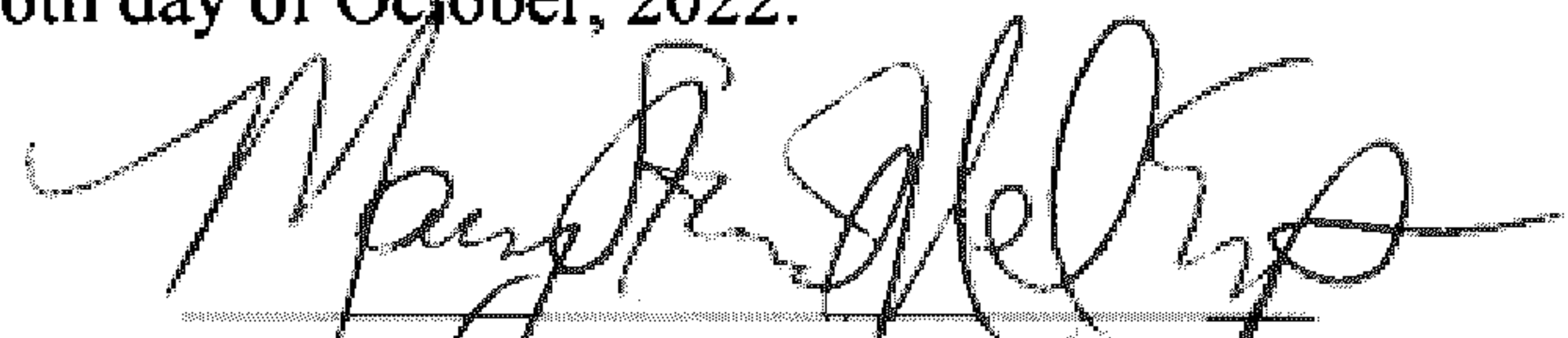

Rusty Beech

Natalie Beech

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Rusty Beech and Natalie Beech whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2022.




Notary Public

20221007000383120 10/07/2022 11:07:28 AM DEEDS 3/4
EXHIBIT A

LEGAL DESCRIPTION

Lot 7, in Block 1, according to the Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Rusty + Natalie Beech
Mailing Address ~~116 Cedar Bend Dr~~
~~Helena, AL 35080~~
3036 Burton Rd, Helena AL 35080

Grantee's Name Matthew + Brianna Owen + Noriega
Mailing Address 116 Cedar Bend Dr
Helena, AL 35080

Property Address 116 Cedar Bend Drive
Helena, AL 35080

Date of Sale 10/06/2022
Total Purchase Price \$235,000.00

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/07/2022 11:07:28 AM
\$33.50 JOANN
20221007000383120

If the conveyance document presented for recordation contains the required information referenced above, the filing of this form is not required. *Allen S. Beyl*

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 10/6/22

Print Mary Stewart Nelson Thompson

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one