

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20221228000461240 1/4 \$704.00
Shelby Cnty Judge of Probate, AL
12/28/2022 10:57:27 AM FILED/CERT

Send Tax Notice to:
Melinda B. Hilliard
3490 Bearden Lane
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elwyn Bearden and Debby Bearden, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Melinda B. Hilliard** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS

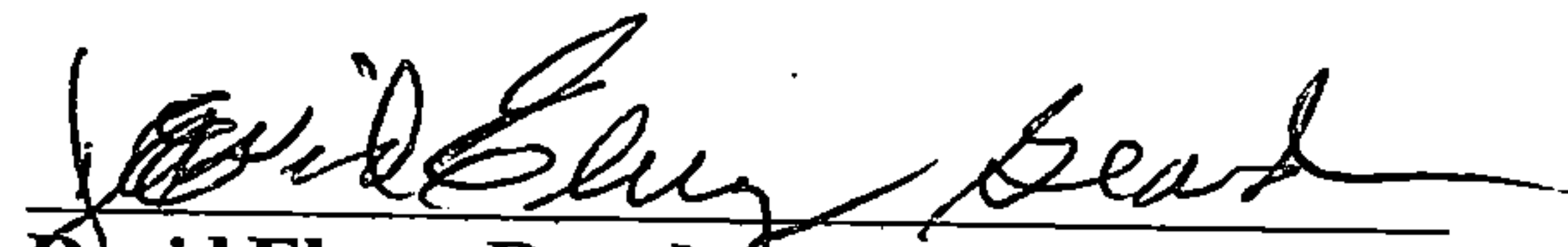
Shelby County, AL 12/28/2022
State of Alabama
Deed Tax: \$669.00

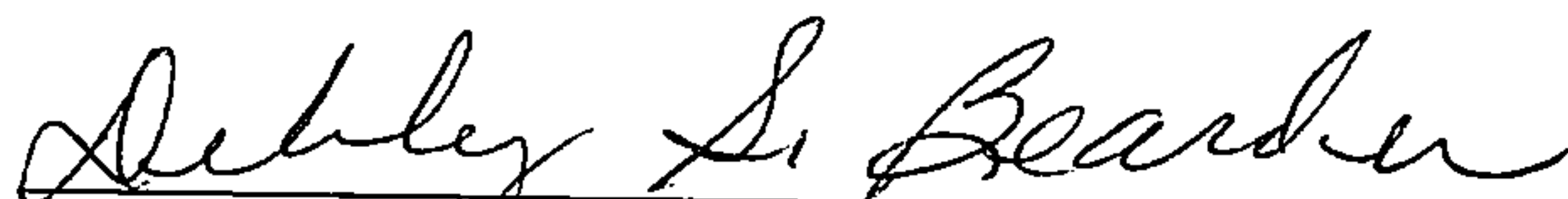
NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

GRANTOR Elwyn Bearden is also known of record as D. Elwyn Bearden and as David Elwyn Bearden.

GRANTOR Debby Bearden is also known of record as Deborah S. Bearden and as Debby S. Bearden.

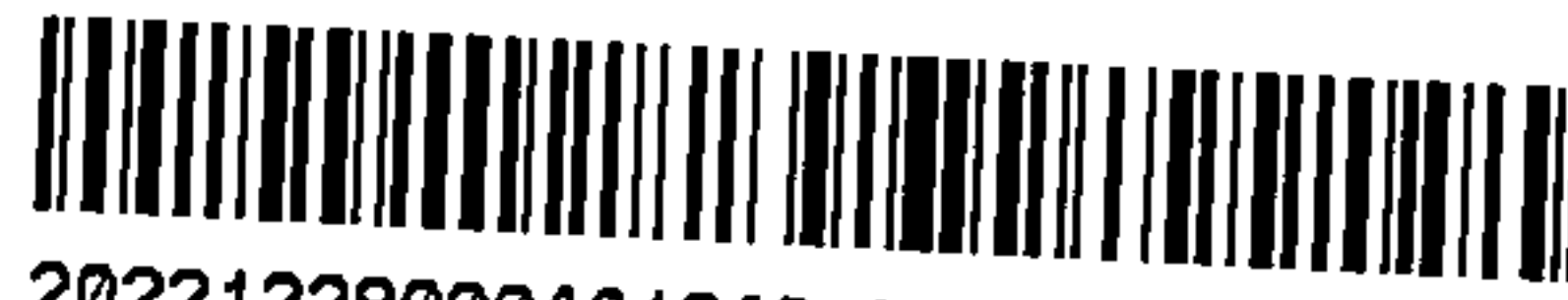
IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 20 day of Sept, 2022.


David Elwyn Bearden


Debby S. Bearden

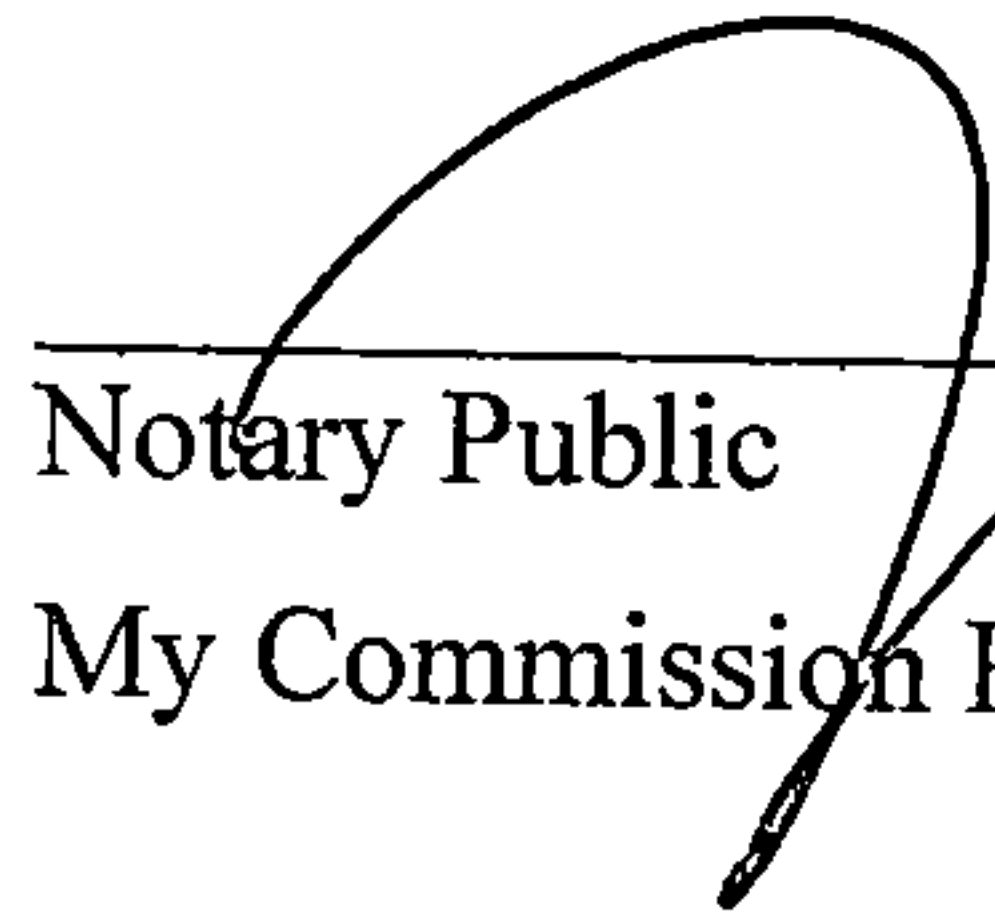
STATE OF Alabama
Shelby COUNTY

SS:


20221228000461240 2/4 \$704.00
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Elwyn Bearden** and **Debby Bearden**, whose name(s) is/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 the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of September, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

EXHIBIT "A"
PROPERTY DESCRIPTION


20221228000461240 3/4 \$704.00
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Parcel I:

Lot 149, according to the Survey of Phase One Hidden Creek III, as recording in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 46, according to the survey of Breelin Village, Phase 11, Lots 29-46 as recorded in Map Book 13, Page 125, in the Probate Office of Shelby County, Alabama, being situated in the Town of Helena, Shelby County.

Parcel III:

Lot 8 according to the amended map of Final Plat, Wynfield Parc, Phase One, as recorded in Bap Book 27, Page 52 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel IV:

Lot 2, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, 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 Elwyn Bearden
Debby Bearden

Grantee's Name Melinda B. Hilliard

Mailing Address 3490 Bearden Lane
Helena, AL 35080

Mailing Address 3490 Bearden Lane
Helena, AL 35080

Property Address See Legal Descriptions

Date of Sale 9/20, 2022

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$669,000.00



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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

☐ Appraisal

☒ Other: Full Tax Assessor's Market Value - \$669,000.00 (Total Tax Assessor's Market Value of All 4 Parcels)

☐ Closing Statement

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 9/20, 2022

☐ Unattested

(verified by)

Print:

David Elwyn Bearden

Sign

Janet Elwyn Bearden

(Grantor/Grantee/ Owner/Agent) circle one