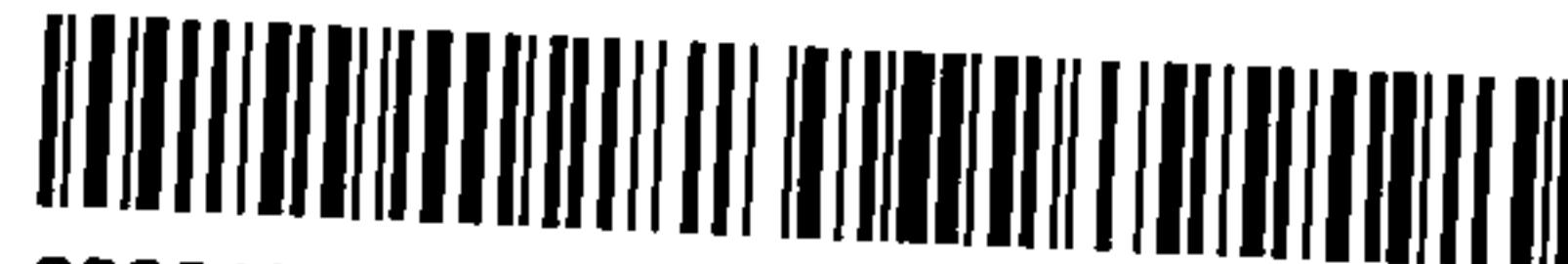


This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080



20221228000461260 1/4 \$349.00  
Shelby Cnty Judge of Probate, AL  
12/28/2022 10:57:29 AM FILED/CERT

Send Tax Notice to:  
Meredith B. Bridgewater  
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, **Meredith B. Bridgewater** (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: \$317.00

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

GRANTOR Debby Bearden is also known of record as Deborah 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.

Elwyn Bearden  
Elwyn Bearden

Debby Bearden  
Debby Bearden

STATE OF Alabama  
Shelby COUNTY

SS:

20221228000461260 2/4 \$349.00  
Shelby Cnty Judge of Probate, AL  
12/28/2022 10:57:29 AM FILED/CERT

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.

Justin Smitherman  
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**

  
20221228000461260 3/4 \$349.00  
Shelby Cnty Judge of Probate, AL  
12/28/2022 10:57:29 AM FILED/CERT

Parcel I:

Lot 76, according to the Survey of Braelinn Village, Phase III, as recording in Map Book 14 Page 42 in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Parcel II:

LOT 161, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 66, 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 Meredith B. Bridgewater

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 \$317,000.00



20221228000461260 4/4 \$349.00  
Shelby Cnty Judge of Probate, AL  
12/28/2022 10:57:29 AM FILED/CERT

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 - \$317,000.00 (Total Tax Assessor's Market Value for Both 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

Print: ELWYN BEARDEN

☐ Unattested

(verified by)

Sign Elwyn Bearden

(Grantor/Grantee/ Owner/Agent) circle one