



20240412000105150 1/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 11:16:44 AM FILED/CERT

*This instrument was prepared by:*  
*Kendra Beauchamp, Attorney-at-Law*  
*Address: 107 North Main Street/PO Box 604*  
*Columbiana, AL 35051*

Send tax notice to:  
Alice Partridge  
95 Heritage Road  
Shelby, AL 35143

STATE OF ALABAMA     )  
SHELBY COUNTY         )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$5,000.00 and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantee or grantees herein, the receipt of which is acknowledged, I, First Baptist Church of Shelby, by Trustee Kendra Beauchamp (hereinafter referred to as Grantor), do grant, bargain, sell, and convey unto Alice Partridge (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama:

Lots 1,2, 3, Block 43 of Staffords Map of the town of Shelby as recorded in Map Book 3, page 47 in the Office of the Judge of Probate in Shelby County, Alabama.

Less and Except: Lots 1 and 2

SUBJECT TO:

1. Ad valorem taxes due and payable by Grantee October 1, 2024, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements, restrictions, rights of way, and permits of record.
5. Grantee obtaining a parcel ID number for Lot 3.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his/hers heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors, and assigns forever, against the lawful claims of all persons.



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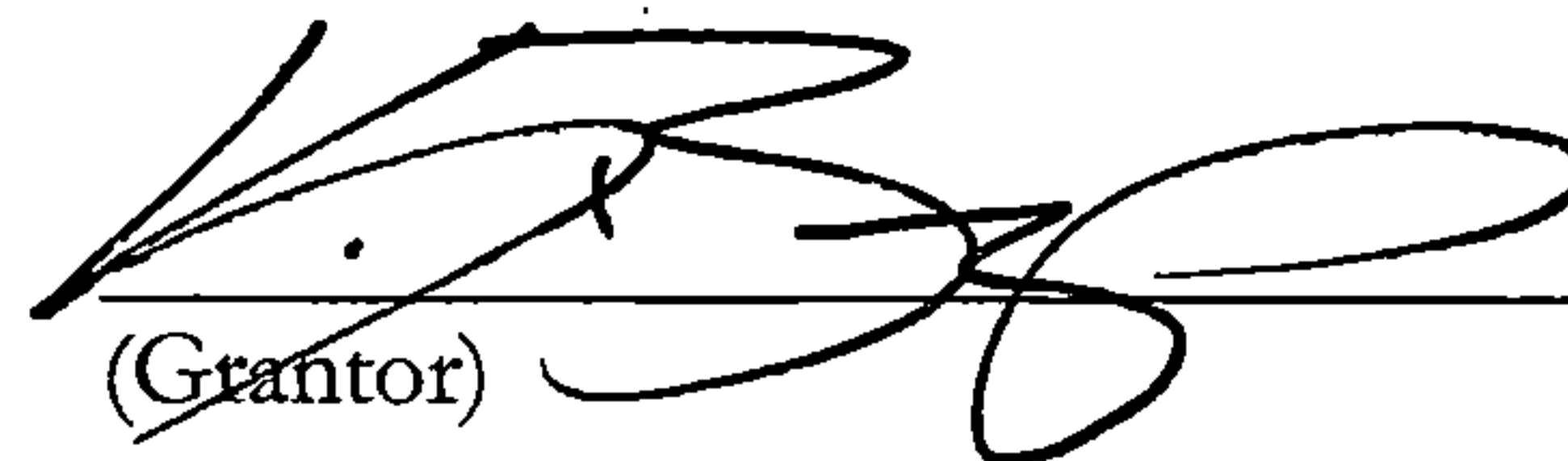
Physical Address of Property:  
95 Heritage Road  
Shelby, AL 35143

Grantor's Name/Address: First Baptist Church  
of Shelby  
31 Huntwood Road  
Shelby, AL 35143

Grantee's Name/Address:  
Alice Partridge.  
95 Heritage Road  
Shelby, AL 35143

Actual Purchase Price or Actual Value of  
Property (as evidenced by documentation  
attached): \$5,000.00+/-

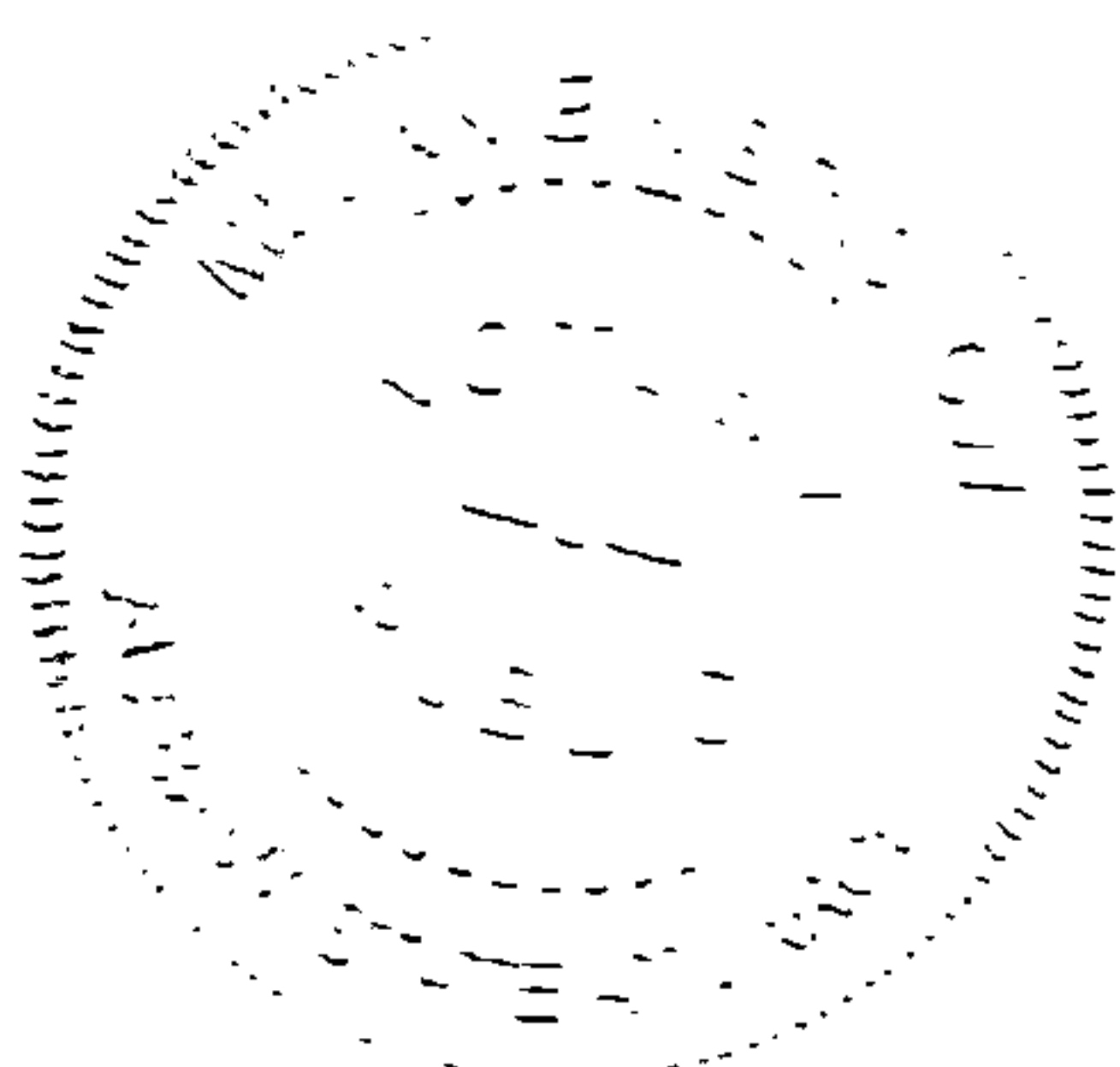
IN WITNESS WHEREOF, I have hereto set my hand and seal this 8<sup>th</sup> day of  
April, 20 24.

  
(Grantor)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that Kendra Beauchamp 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 8<sup>th</sup> day of April, 20 24.

  
Notary Public (Comm. Exp. 01/31/28)







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### Real Estate Sales Validation Form

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

Grantor's Name First Baptist Church of Shelby Grantee's Name Alice Partridge

Mailing Address  
31 Huntwood Road  
Shelby, AL 35143

Mailing Address  
95 Heritage Road  
Shelby, AL 35143

Property Address 95 Heritage Road  
Shelby, AL 35143

Date of Sale 4/8/24

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$5,000.00

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 tax assessed value

\_\_\_\_\_ 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



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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 4/8/24

Print Kendra Beauchamp

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent)

(verified by)

circle one

**Form RT-1**