

State of Alabama)  
County of Shelby)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of three hundred twenty two thousand and no/100 dollars (**\$322,000.00**) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Robert A. Beaty, Jr. (**Grantor**) joined by his spouse, Edith C. Beaty whose mailing address is 2174 Parkway Lake Drive, Hoover, Alabama 35244 do grant, bargain, sell and convey unto Alecia Lee Rollins and Karl L. Zimmerman (**Grantees**) as joint tenants with right of survivorship whose address is 741 Dividing Ridge Drive, Hoover, Alabama 35244, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 22, ACCORDING TO THE SURVEY OF RESIDENTIAL SUBDIVISION RIVERCHASE WEST-DIVIDING RIDGE, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.** aka 741 Dividing Ridge Drive, Hoover, Alabama 35244

**SUBJECT TO:**

Ad valorem taxes due October 1, 2024.

Restrictions appearing of record in Volume 310, page 283; Misc. Volume 14, page 536; Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.  
Transmission line permit to Alabama Power Company, recorded in Deed Book 299, Page 485, in the Probate Office of County, Alabama.

Easement to South Central Bell, as recorded in Deed Book 300, Page 254, in the Probate Office of County, Alabama.

Restrictions regarding Alabama Power Company, recorded in Misc. Volume 21, page 392, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. Volume 21, page 393, in the Probate Office of Shelby County, Alabama.

Agreement with Riverchase Sewer recorded in Misc. Volume 16, page 989, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 127, page 140, Deed Book 111, page 625, Deed Book 121, page 294 in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Riverchase Residential Association Inc as recorded in Misc Vol 14, Page 19, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

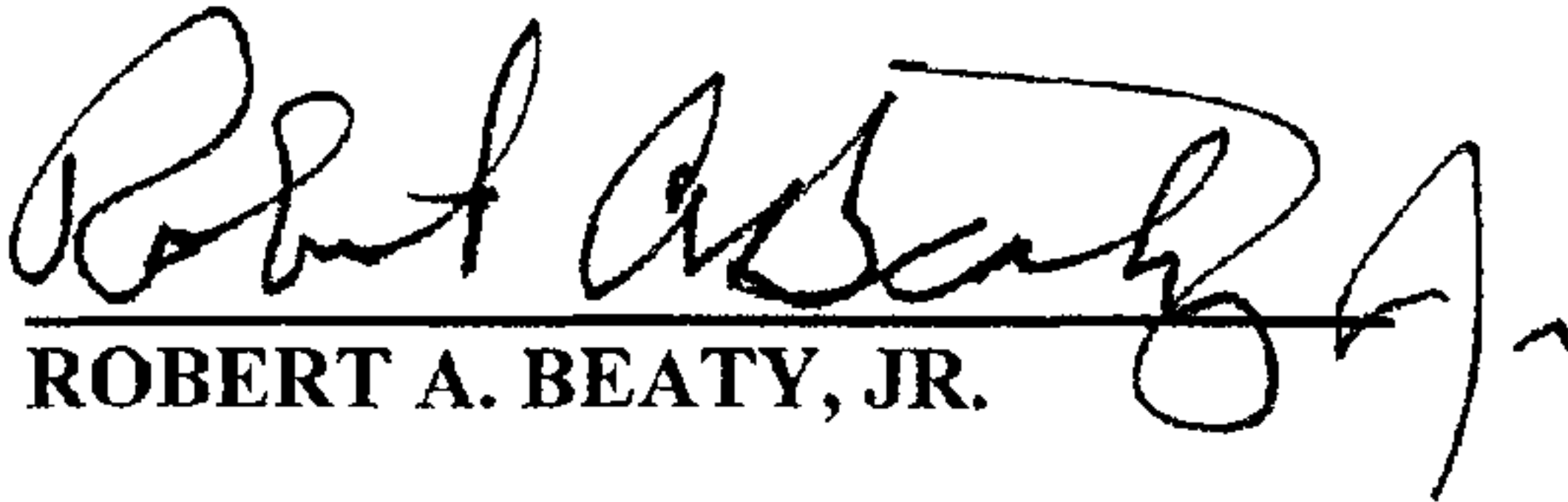
***\$289,800.00 of the consideration was paid from the proceeds of a purchase money mortgage.***

***Edith C. Beaty executes this deed to comply with Alabama Code Section 6-10-3 but makes no warranty of title. Robert A. Beaty, Jr. is the surviving Grantee of that certain deed recorded in Real 142, Page 576, as Carol M. Beaty, his then spouse, passed away on August 25, 2021.***

**TO HAVE AND TO HOLD** unto 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 hereby 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 grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor joined by his spouse have caused this conveyance to be executed this the 19<sup>TH</sup> day of September, 2024.

  
ROBERT A. BEATY, JR.

  
EDITH C. BEATY

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Robert A. Beaty, Jr. and spouse, Edith C. Beaty 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 19<sup>TH</sup> day of September, 2024.

  
Notary Public  
Commission Expires: 11/09/2026

GENE W. GRAY, JR.  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
FILE #224217

SEND TAX NOTICE TO:  
ALECIA LEE ROLLINS  
KARL L. ZIMMERMAN  
741 DIVIDING RIDGE DRIVE  
HOOVER, ALABAMA 35244  
ID #11-7-25-0-003-047.000



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/20/2024 09:34:20 AM  
 \$60.50 PAYGE  
 20240920000293310

*Alicia 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 ROBERT A. BEATY, JR.  
 Mailing Address EDITH C. BEATY  
2174 PARKWAY LAKE DRIVE  
HOOVER, AL 35244

Grantee's Name ALECIA LEE ROLLINS  
 Mailing Address KARL L. ZIMMERMAN  
741 DIVIDING RIDGE DRIVE  
HOOVER, AL 35244

Property Address 741 DIVIDING RIDGE DRIVE  
HOOVER, AL 35244

Date of Sale 09/19/2024

Total Purchase Price \$ 322,000.00

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

9/19/24

Print GENE W. GRAY, JR.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1