

20241022000330680 1/21 \$578.50
Shelby Cnty Judge of Probate, AL
10/22/2024 11:23:01 AM FILED/CERT

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

Send Tax Notice to:
TH Bearden LLC
3494 Bearden LN
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Robert E. Owens, Jr., As Trustee of the Family Trust created under the Last Will and Testament of Irene L. Bearden, deceased, Probate Case #34-076, Ralph Webster Bearden Jr., a(n) U married person, Alford Wayne Bearden, a(n) married person, Cindy Bearden Carroll, a(n) married person, Ramona Bearden Martin, a(n) married person, Frances Bearden Lewis, a(n) U married person, Shirley B. Genry, a(n) married person, Robert E. Owens, a(n) married person, Kathleen O. Handley, a(n) married person, Larry W. Owens, a(n) married person, Mechelle B. Finn, a(n) U married person, Kim Bearden, a(n) U married person, Staci B. Ballard, a(n) married person, Shannon L. White, a(n) married person, Joel L. Peoples, a(n) U married person, John L. Bearden Jr., a(n) married person, D. Elwyn Bearden, a(n) married person, and Ginger B. Burns, a(n) married person** (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, **TH Bearden LLC, an Alabama Limited Liability Company** (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:

Commence at the Northwest corner of the NE ¼ of the SW ¼ of Section 2, T-20-S, R-3-W, being iron (TCI corner); thence proceed in a southerly direction along the West boundary of said ¼ - ¼ section for a distance of 254.53 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said west boundary of said ¼ - ¼ section for a distance of 137.35 feet to a point; thence turn an angle of 64°35' to the left and proceed for a distance of 97.99 feet to a point; thence turn an angle of 85°57'22" to the right and proceed for a distance of 286.03 feet to a point; thence turn an angle of 88°12'12" to the left and proceed for a distance 316.78 feet to a point; thence turn an angle of 89°16'28" to the left and proceed for a distance of 289.78 feet to a point; thence turn an angle of 97°34'45" to the right and proceed for a distance of 110.32 feet to a point; thence turn an angle of 121°X45" to the left and proceed for a distance of 392.59 feet to a point; thence turn an angle of 39°54'46" to the right and proceed for a distance of 115.01 feet to the point of beginning. Said parcel of land is lying in the NE ¼ of the SW ¼ of Section 2, T-20-S, R-3-W, and contains 4.83 acres.

Shelby County, AL 10/22/2024
State of Alabama
Deed Tax: \$479.50



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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 GRANTEE.

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

This property is not the homestead of any GRANTORS or their spouses.

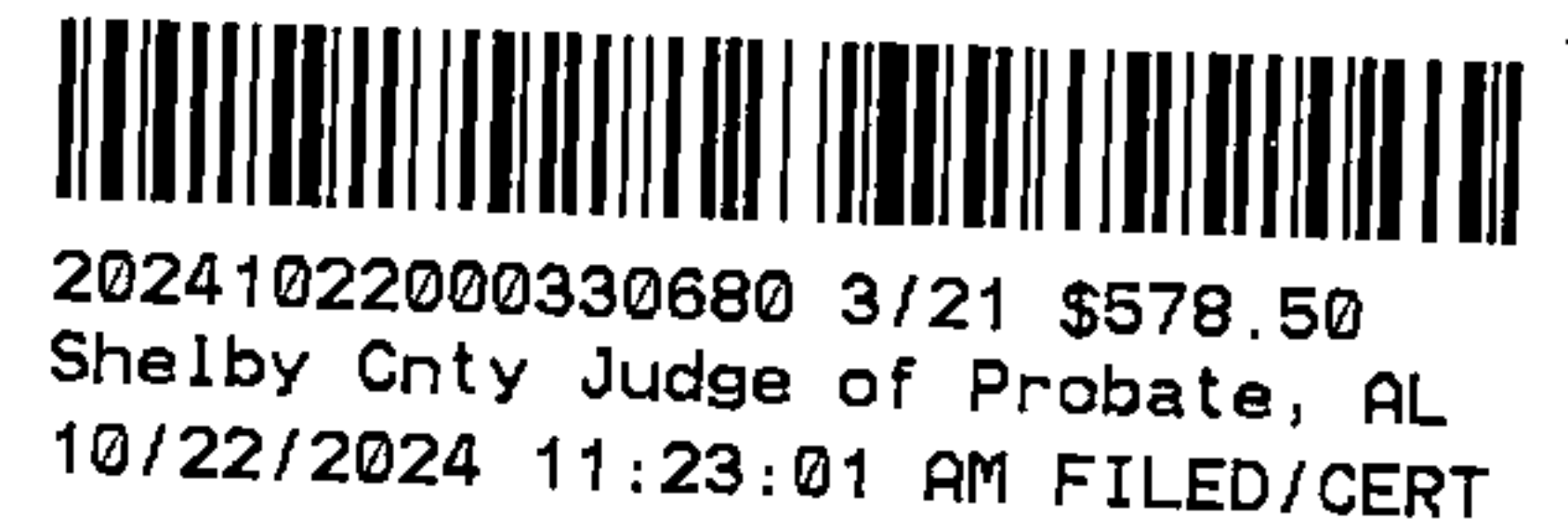
See attached Exhibit A for heirship affidavits.

SIGNATURES AND NOTARY ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGES.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 23 day of March, 2024.

The Family Trust created under the Last Will and Testament of Irene L. Bearden, deceased,
Probate Case #34-076

By: [Signature]
Robert E. Owens, Jr., Successor Trustee



STATE OF Alabama
Shelby COUNTY

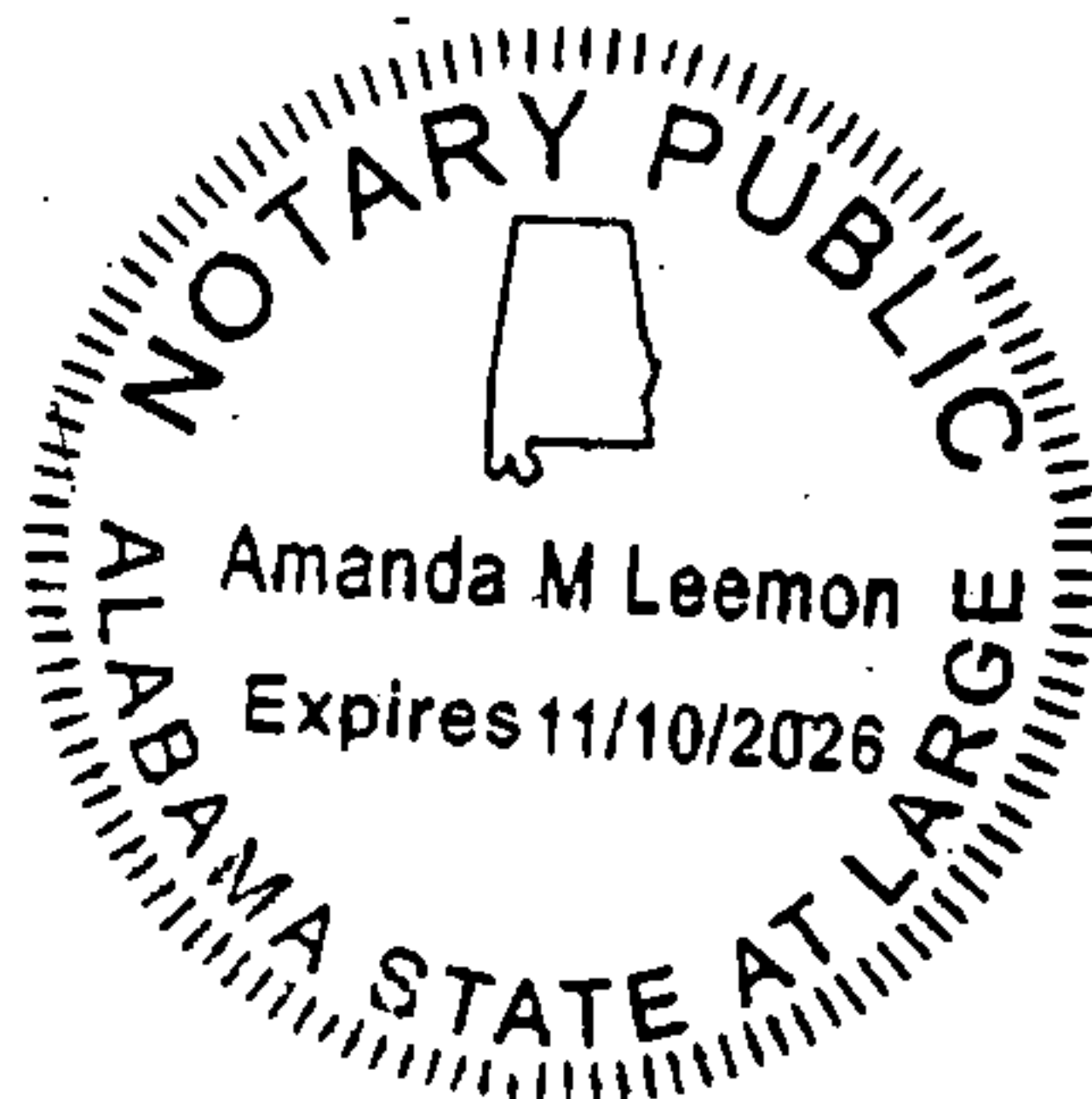
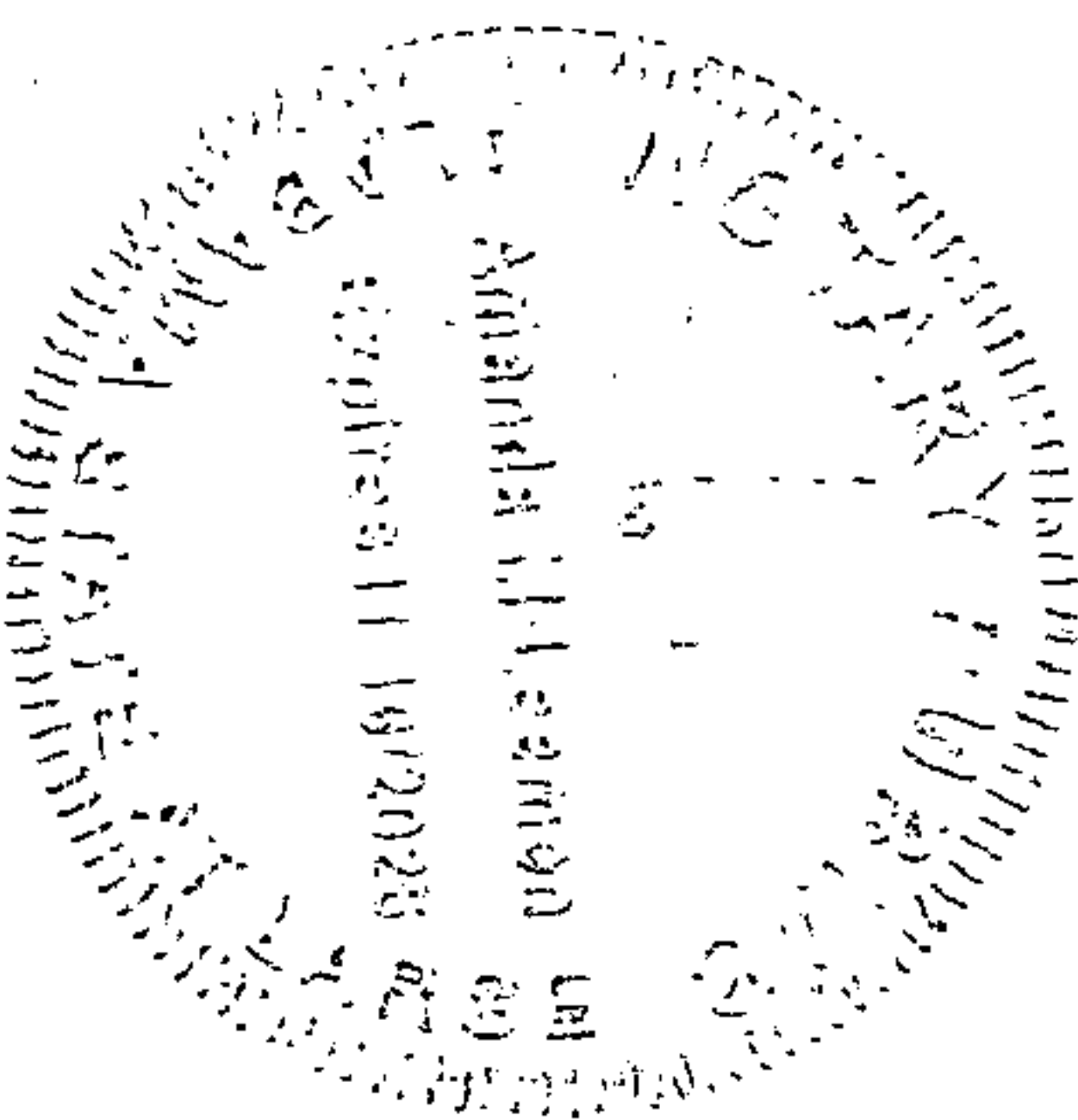
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert E. Owens, Jr., As Trustee of the Family Trust created under the Last Will and Testament of Irene L. Bearden, deceased, Probate Case #34-076**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, in his/her/their capacity as such Trustee, 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 23 day of March, 2024.

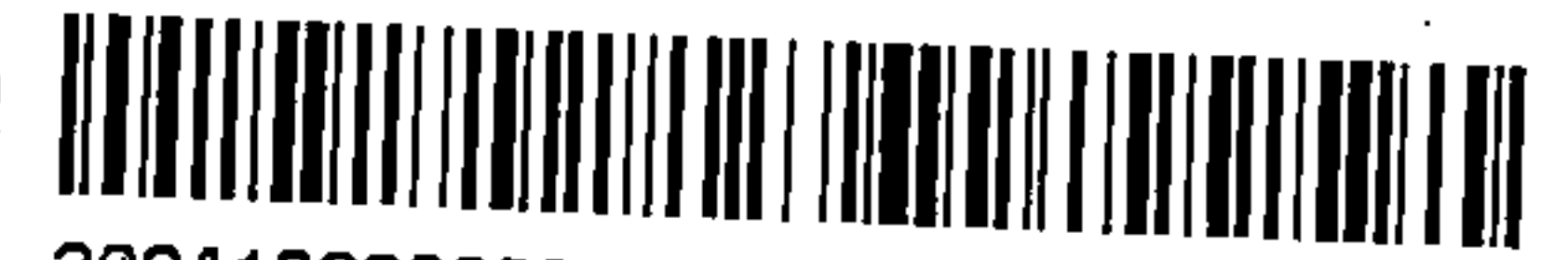
Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of march, 2024.

Ralph W. Bearden, Jr.
Ralph Webster Bearden Jr.



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STATE OF Alabama
Shelby COUNTY

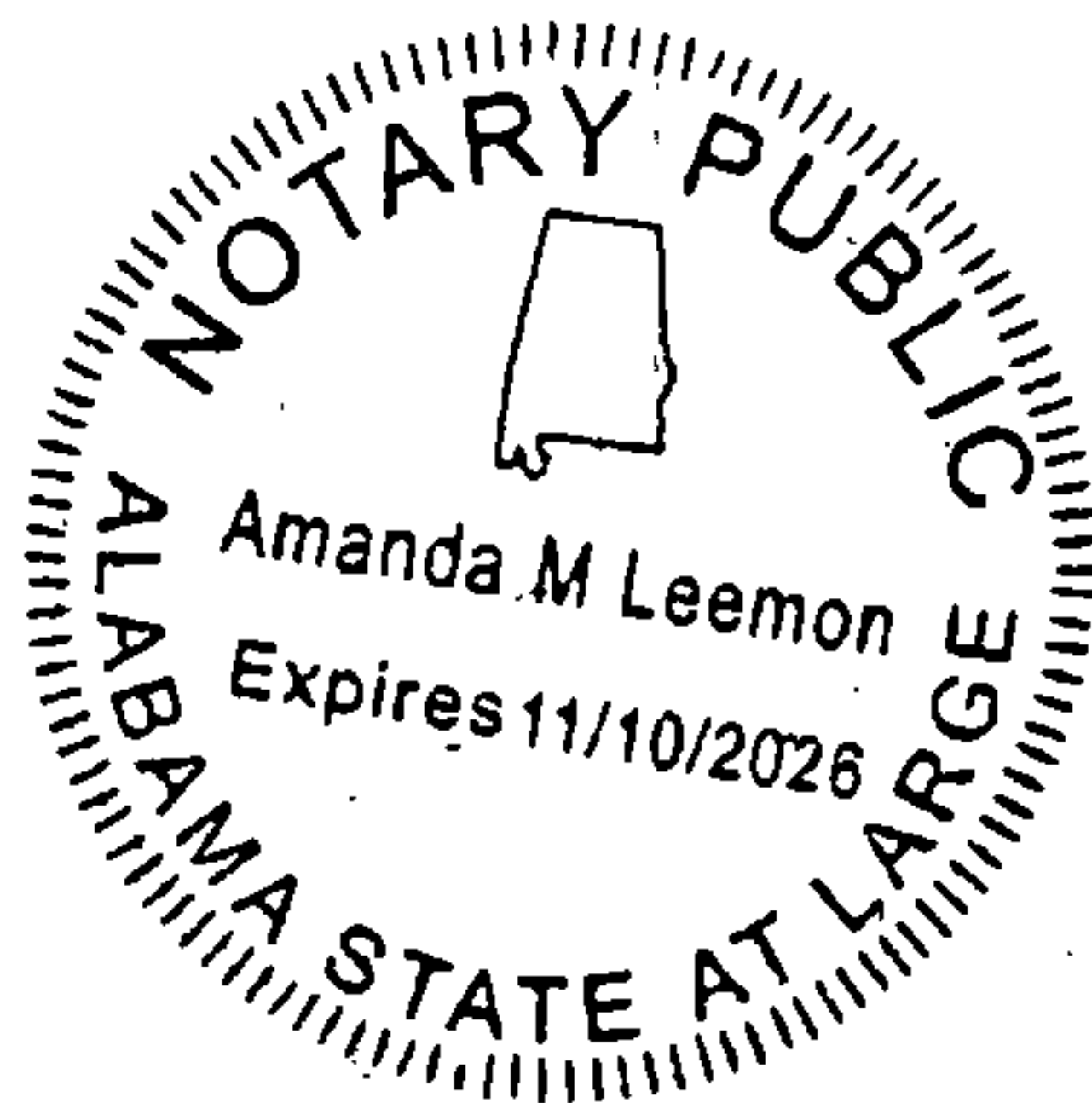
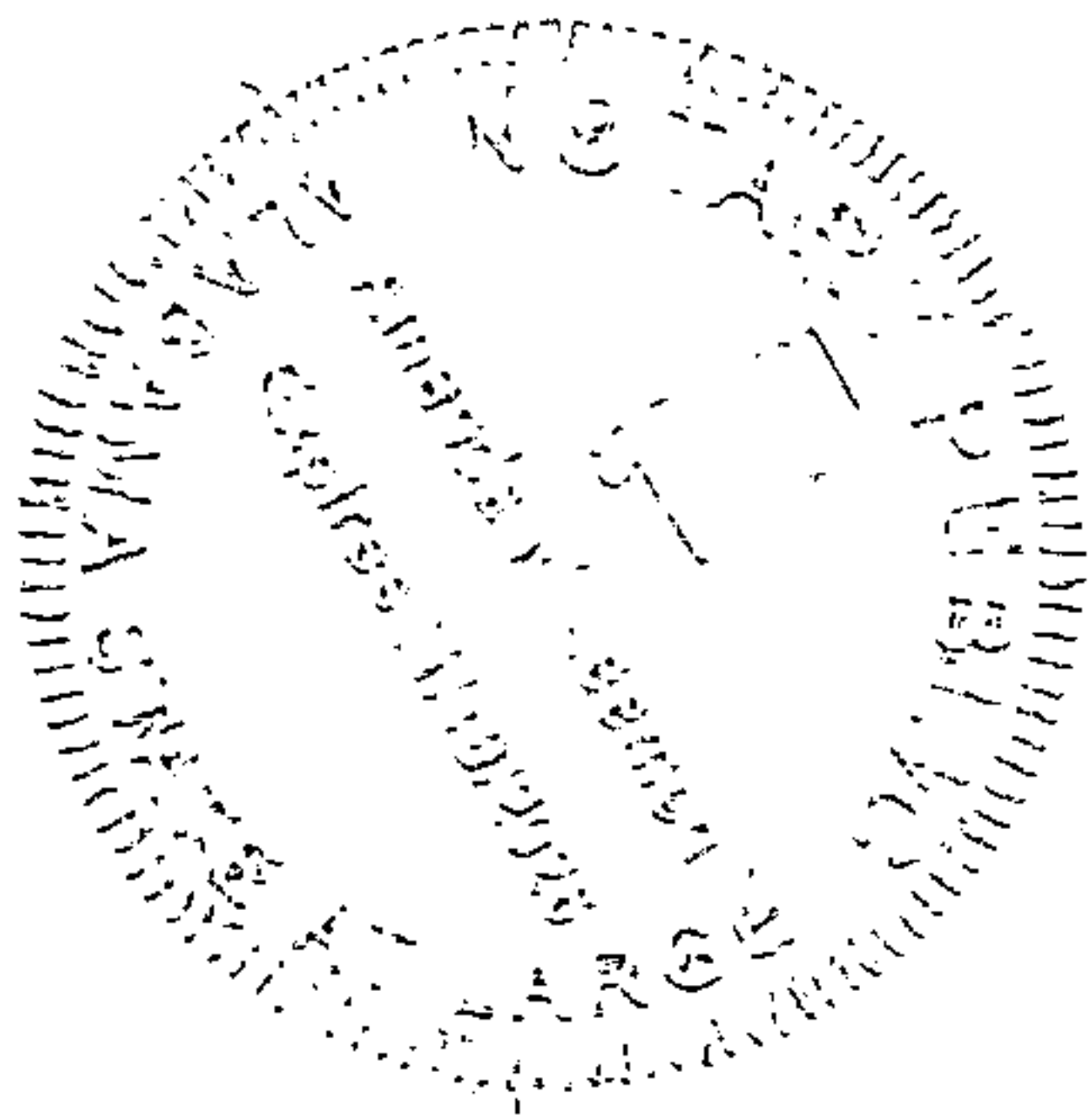
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ralph Webster Bearden Jr.**, 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 27th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 22 day of March, 2024.

Frances Bearden Lewis / Sherry Lewis Leemon
Frances Bearden Lewis by Sherry Lewis Leemon, her Attorney-in-Fact

STATE OF Alabama
Shelby COUNTY

SS:

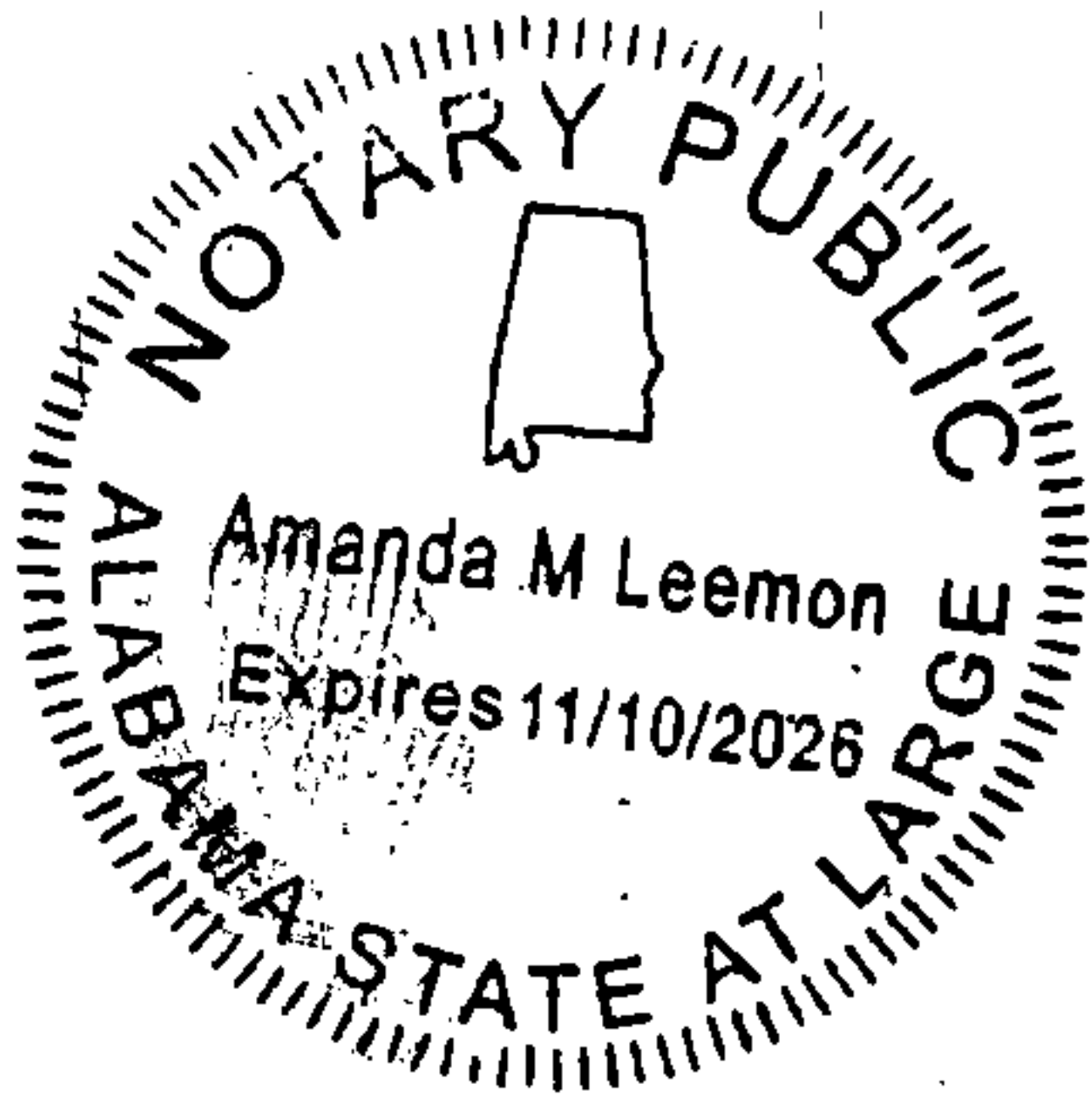
20241022000330680 5/21 \$578.50
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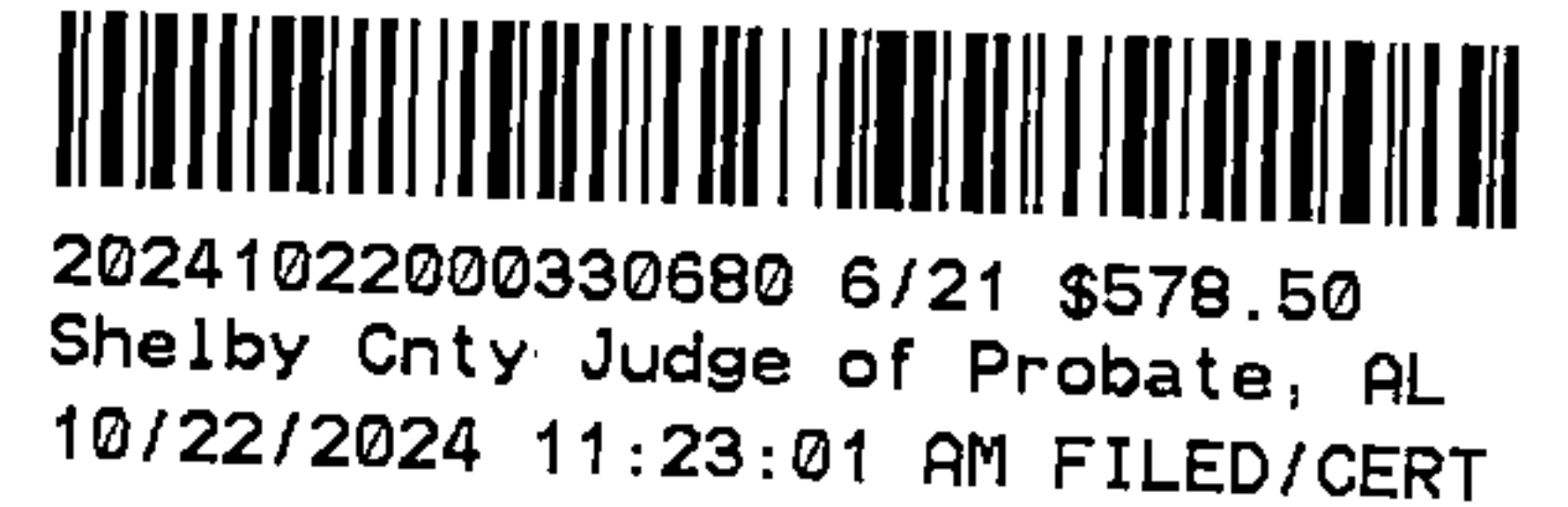
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Frances Bearden Lewis by Sherry Lewis Leemon, her Attorney-in-Fact**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of 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 22nd day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026





IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of March, 2024.

Shirley B. Genry
Shirley B. Genry

STATE OF Alabama
Shelby COUNTY

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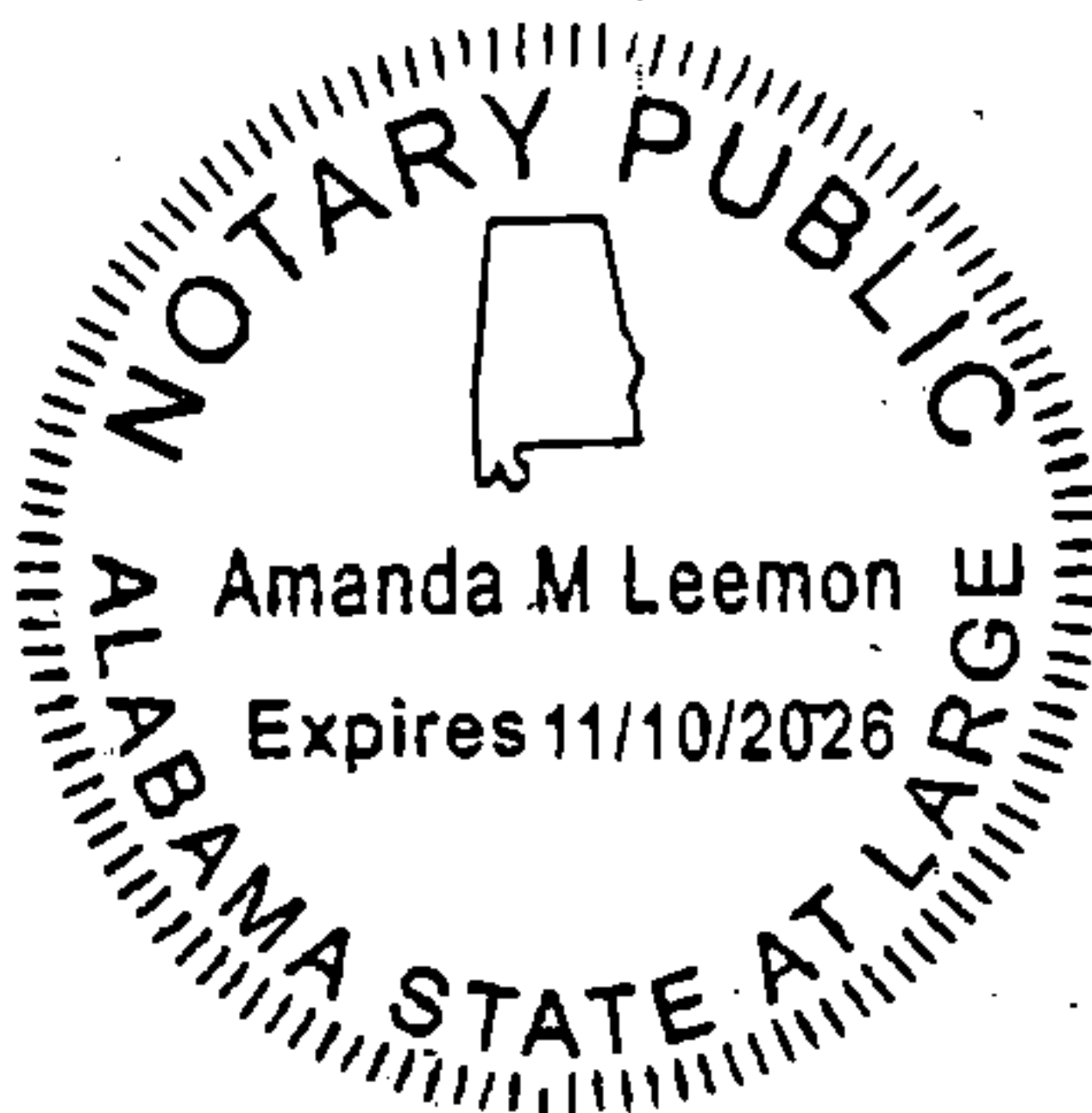
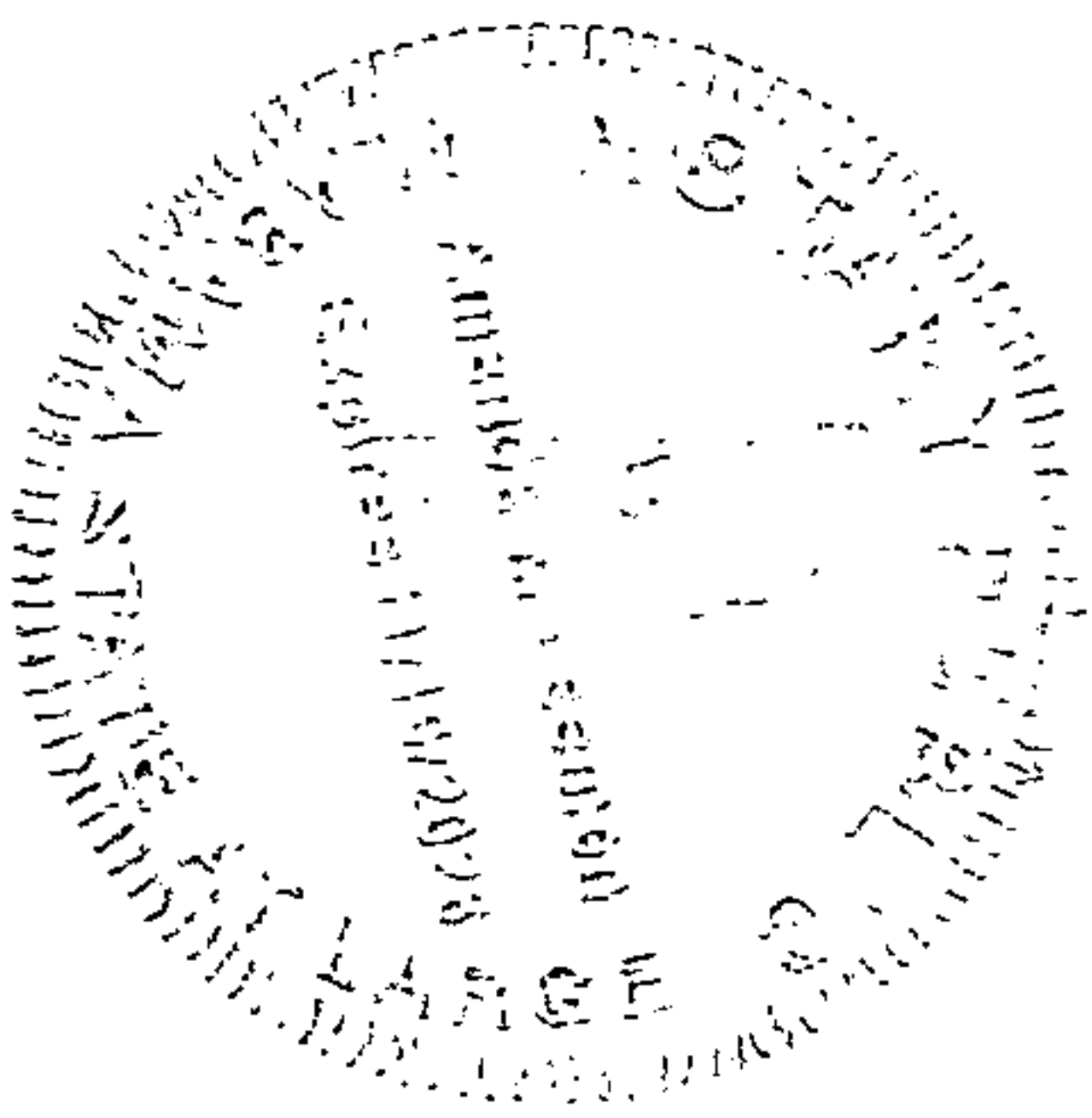
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shirley B. Genry**, 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.

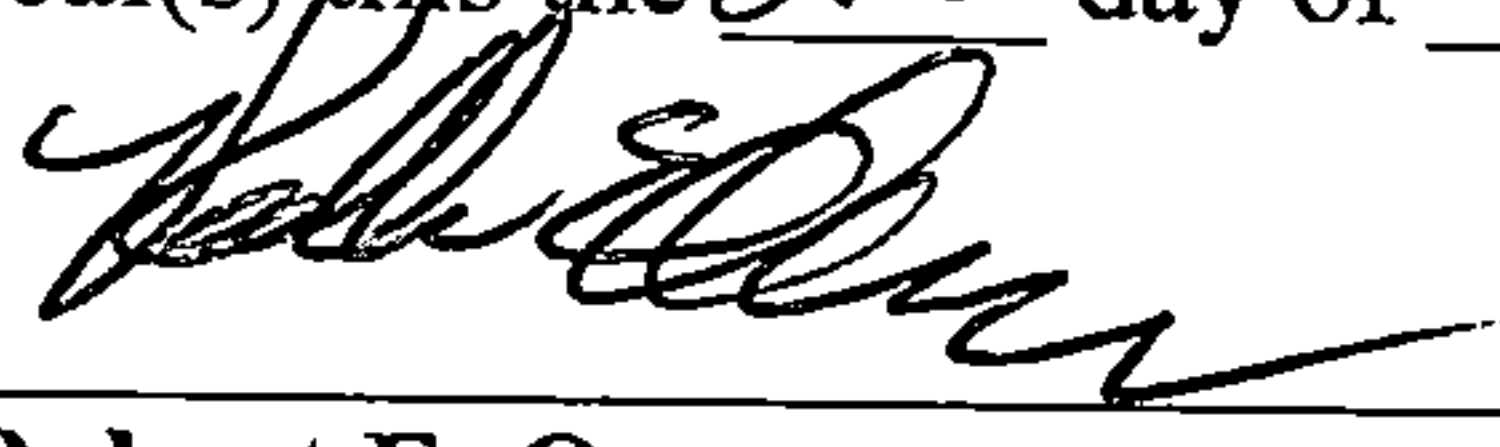
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of March, 2024.

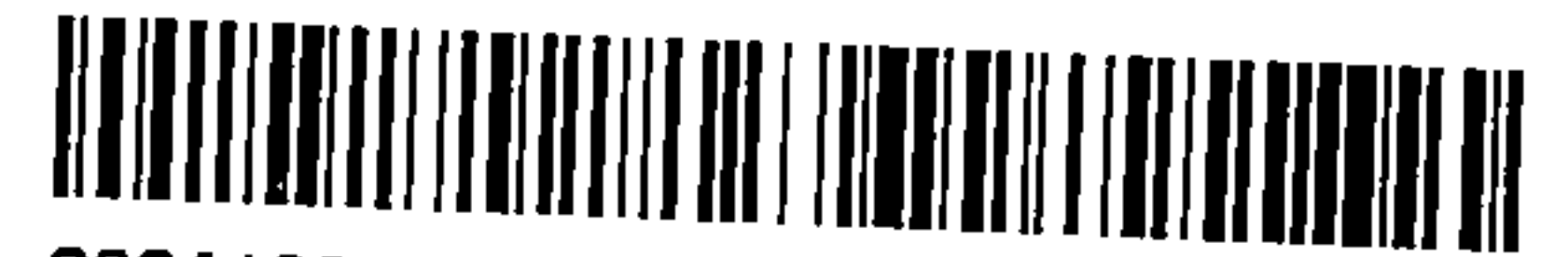
Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 23 day of March, 2024.


Robert E. Owens




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STATE OF Alabama
Shelby COUNTY

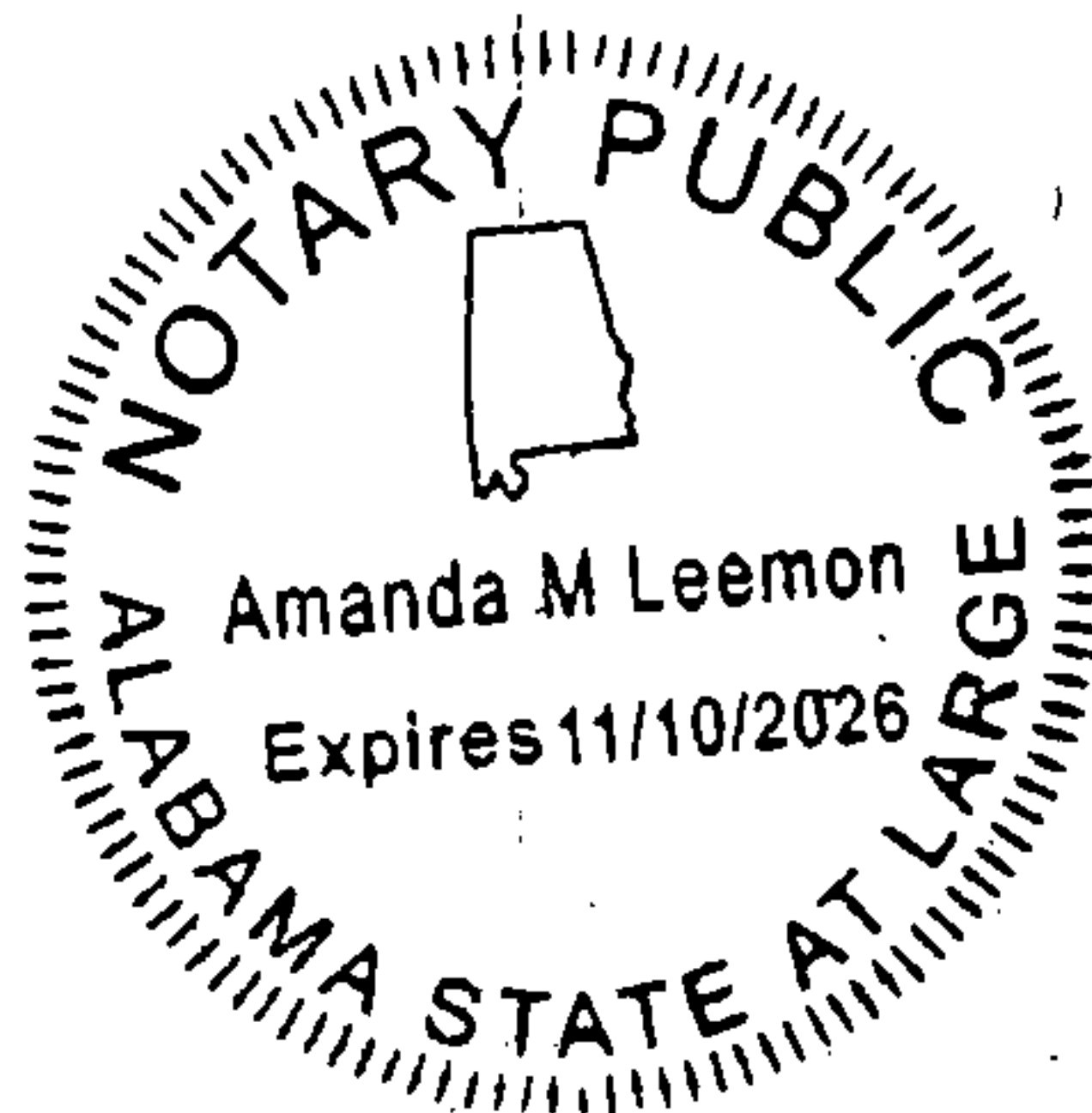
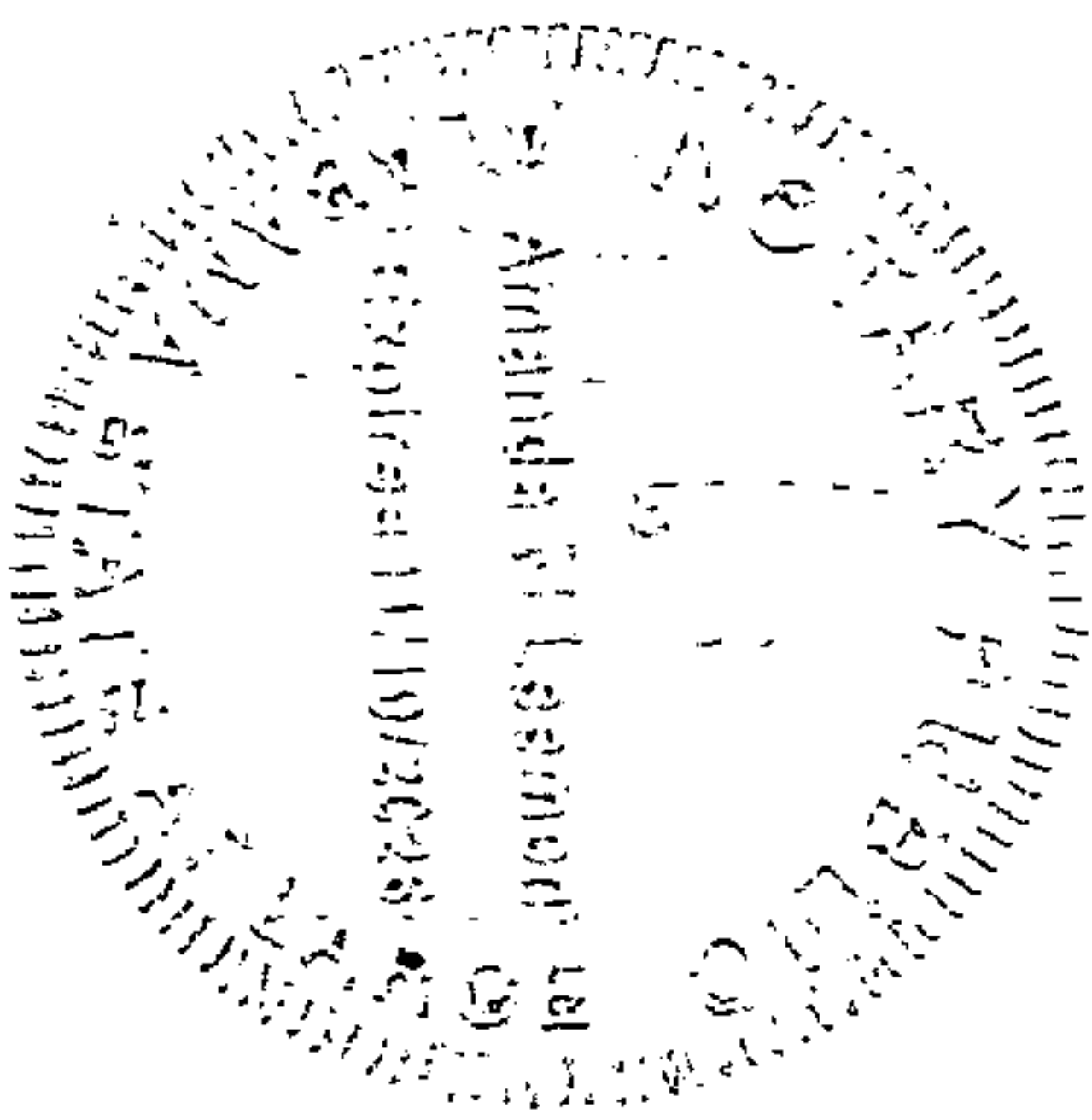
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert E. Owens**, 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 23 day of March, 2024.


Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 22 day of March, 2024.

Kathleen O. Handley
Kathleen O. Handley



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STATE OF Alabama
Shelby COUNTY

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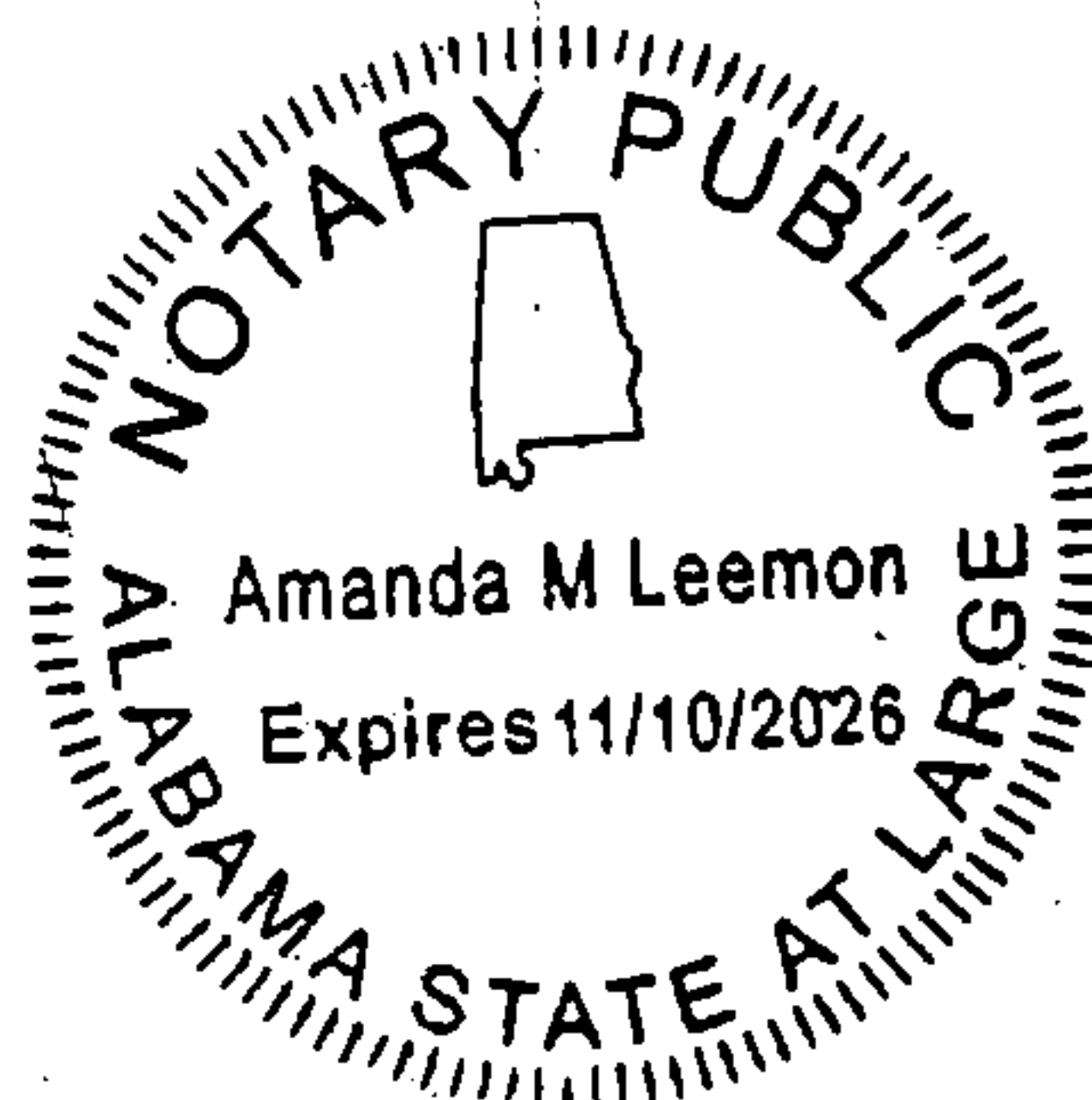
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kathleen O. Handley**, 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 22nd day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 28th day of March, 2024.

Larry W. Owens
Larry W. Owens



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Shelby Cnty Judge of Probate, AL
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STATE OF Alabama
Shelby COUNTY

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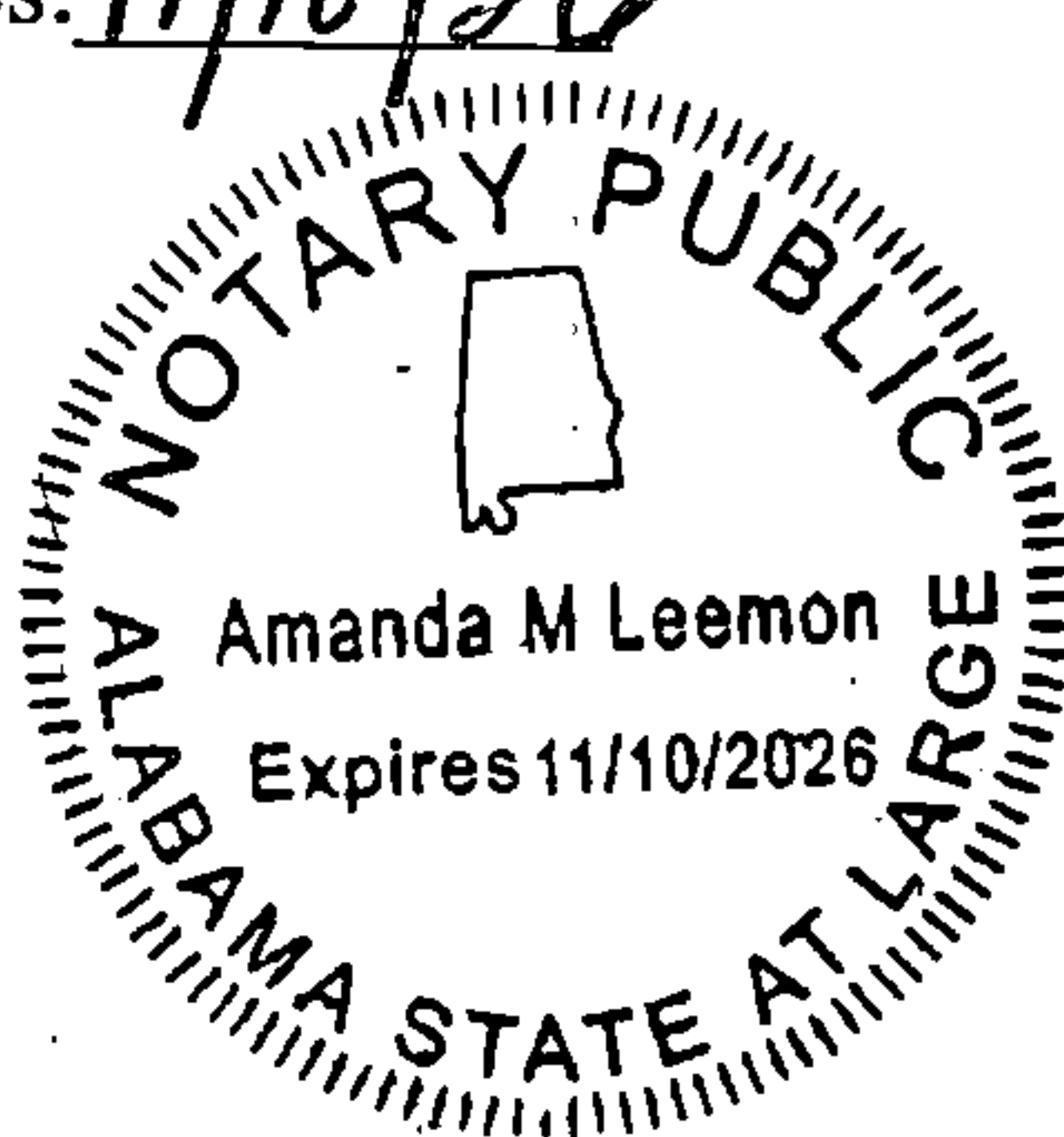
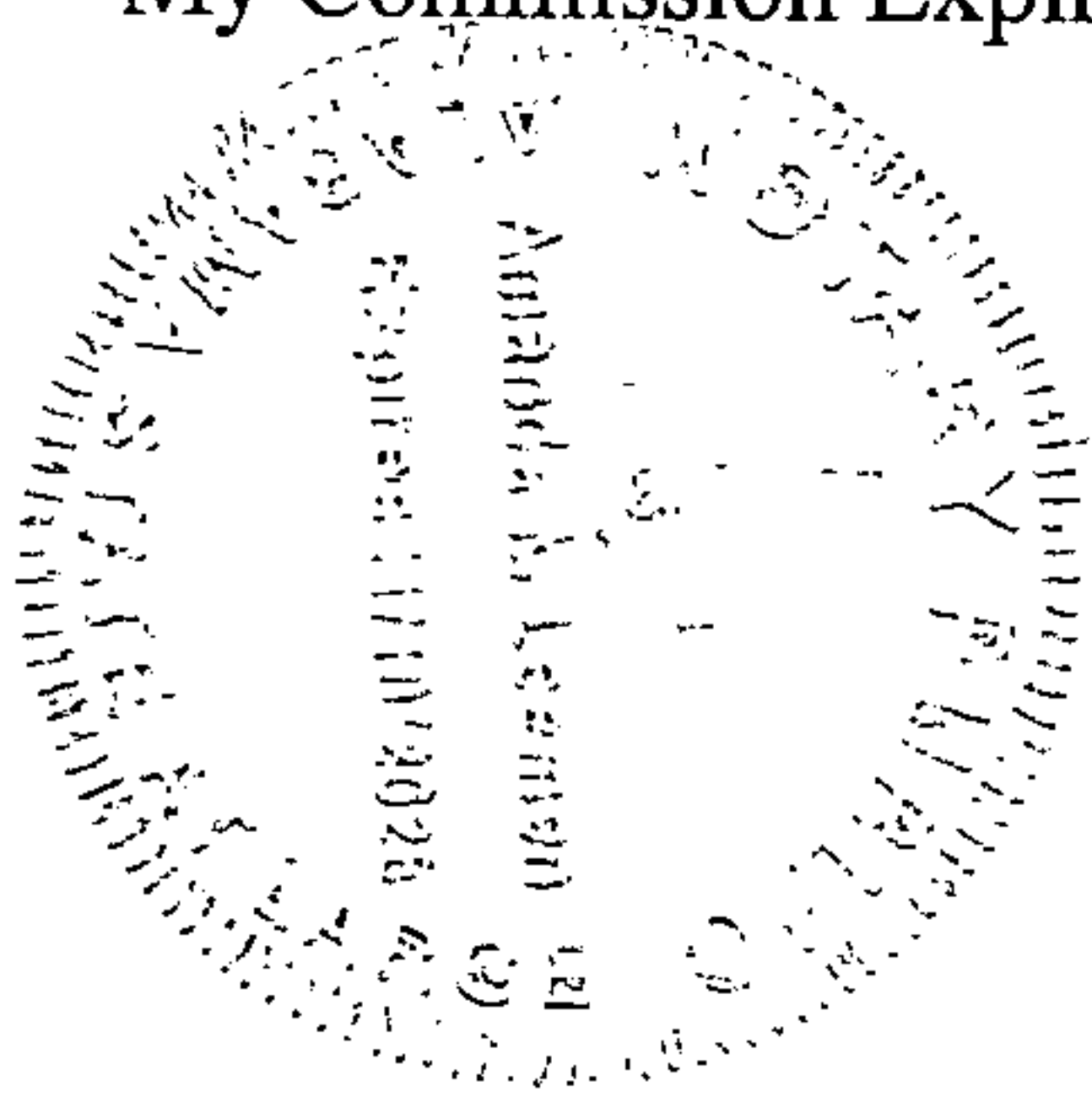
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Larry W. Owens**, 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 28th day of March, 2024.

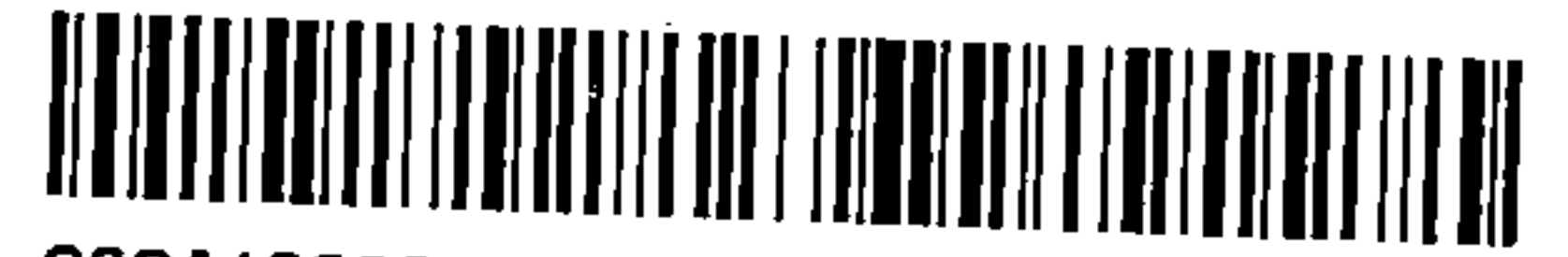
Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 9 day of April, 2024.

Mechelle B Finn
Mechelle B. Finn



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STATE OF Alabama
Shelby COUNTY

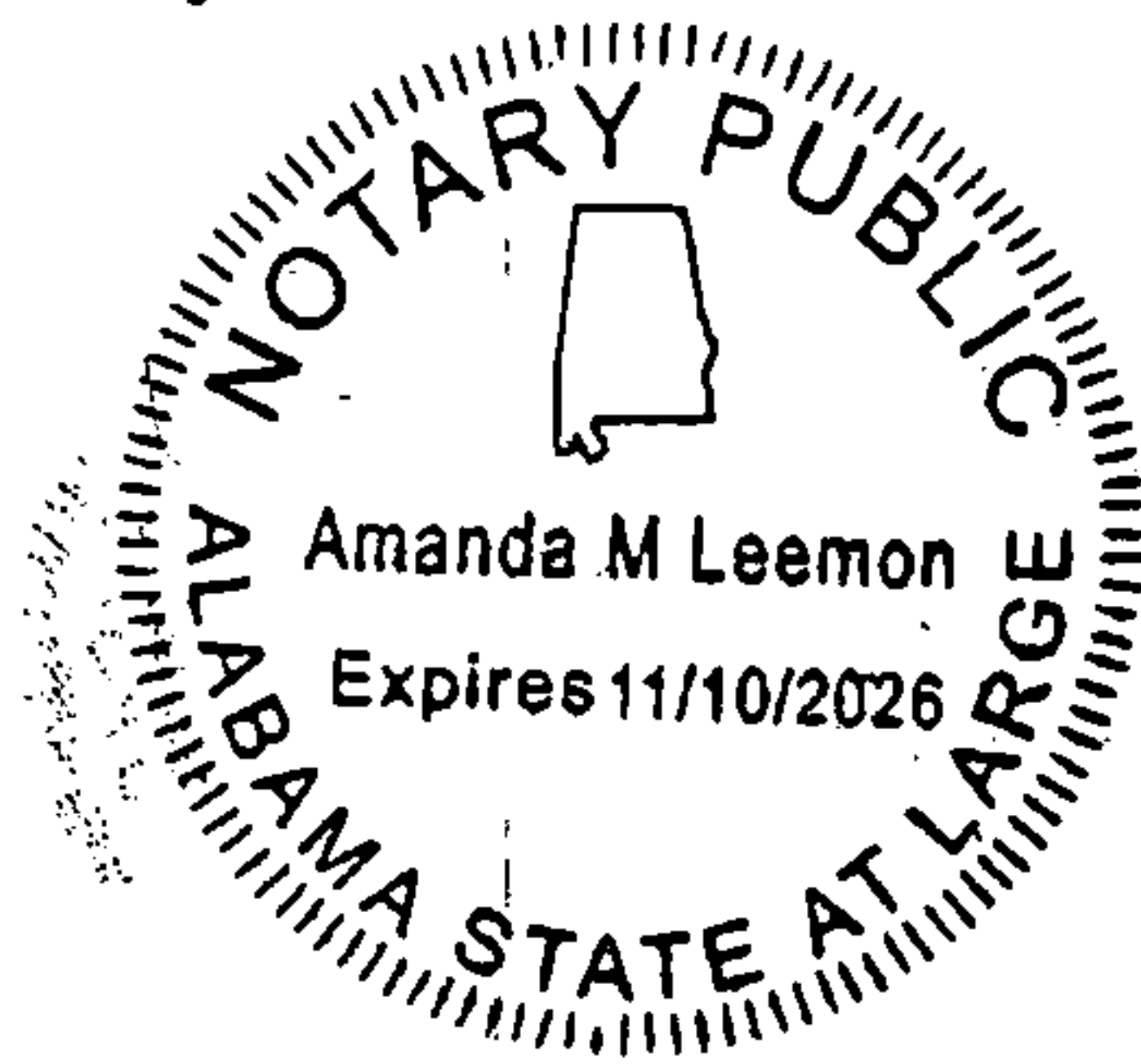
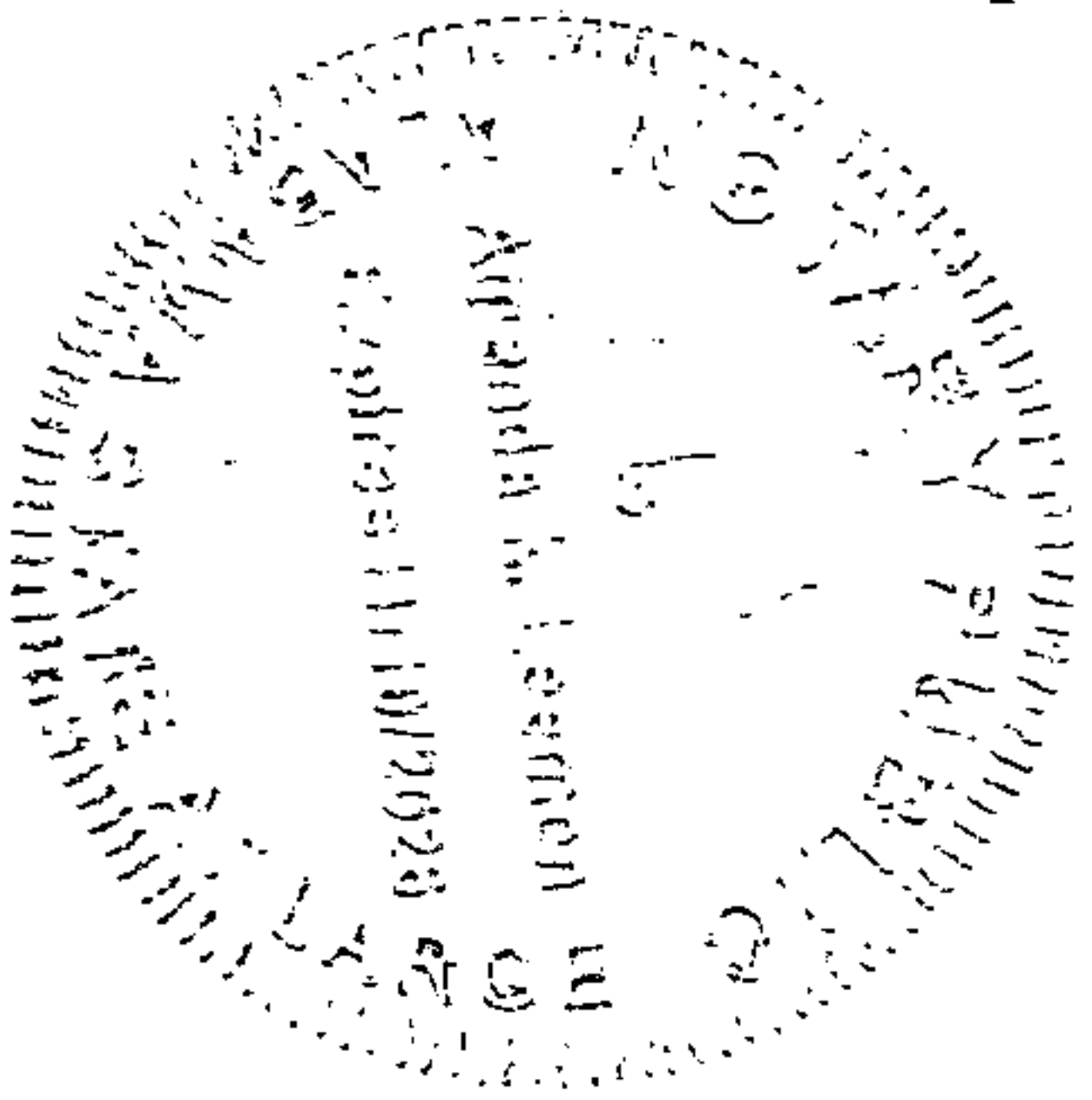
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mechelle B. Finn**, 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 9th day of April, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 9th day of APRIL, 2024.



Kim Bearden



20241022000330680 11/21 \$578.50
Shelby Cnty Judge of Probate, AL
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STATE OF _____
_____ COUNTY

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SS:

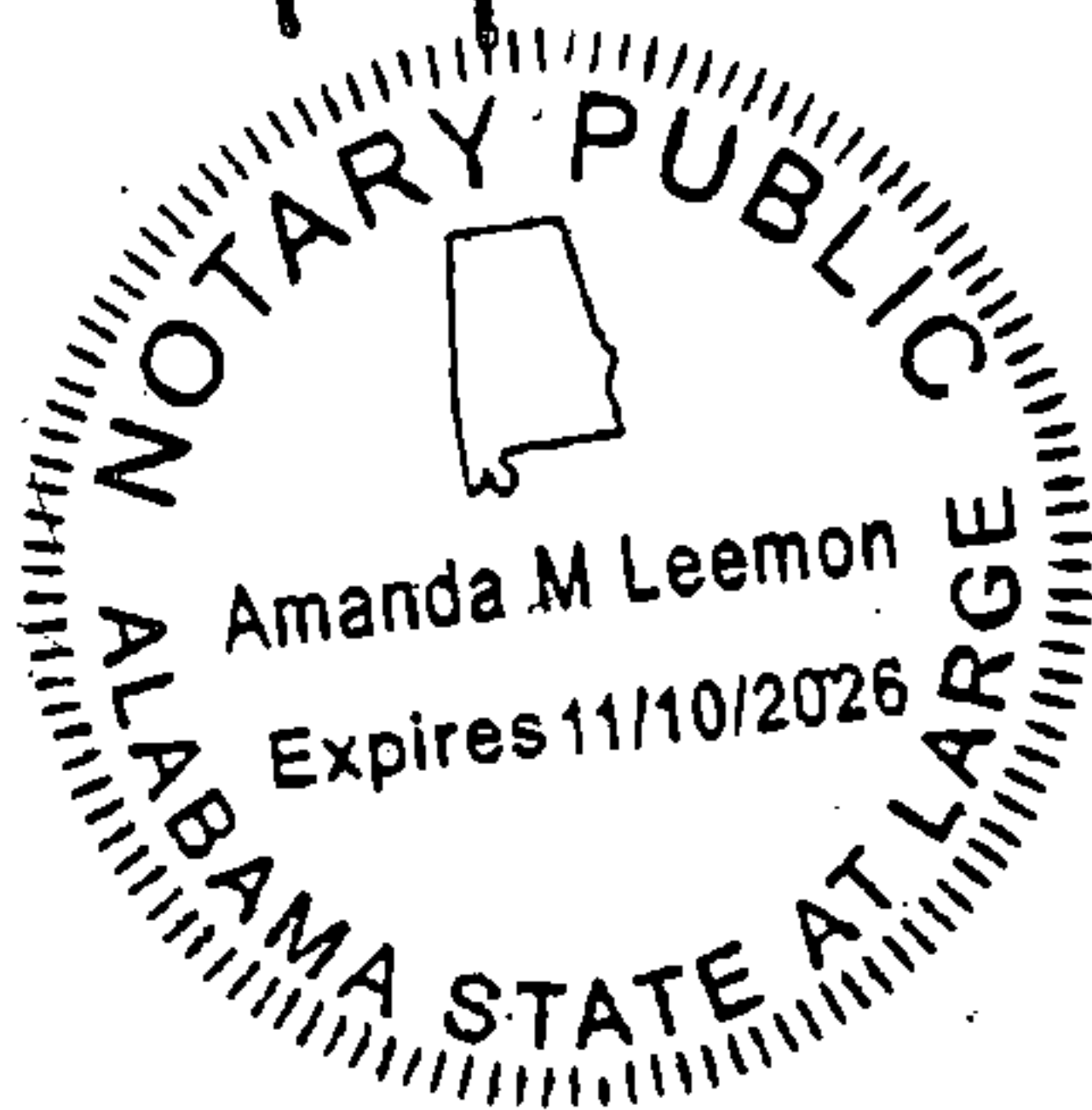
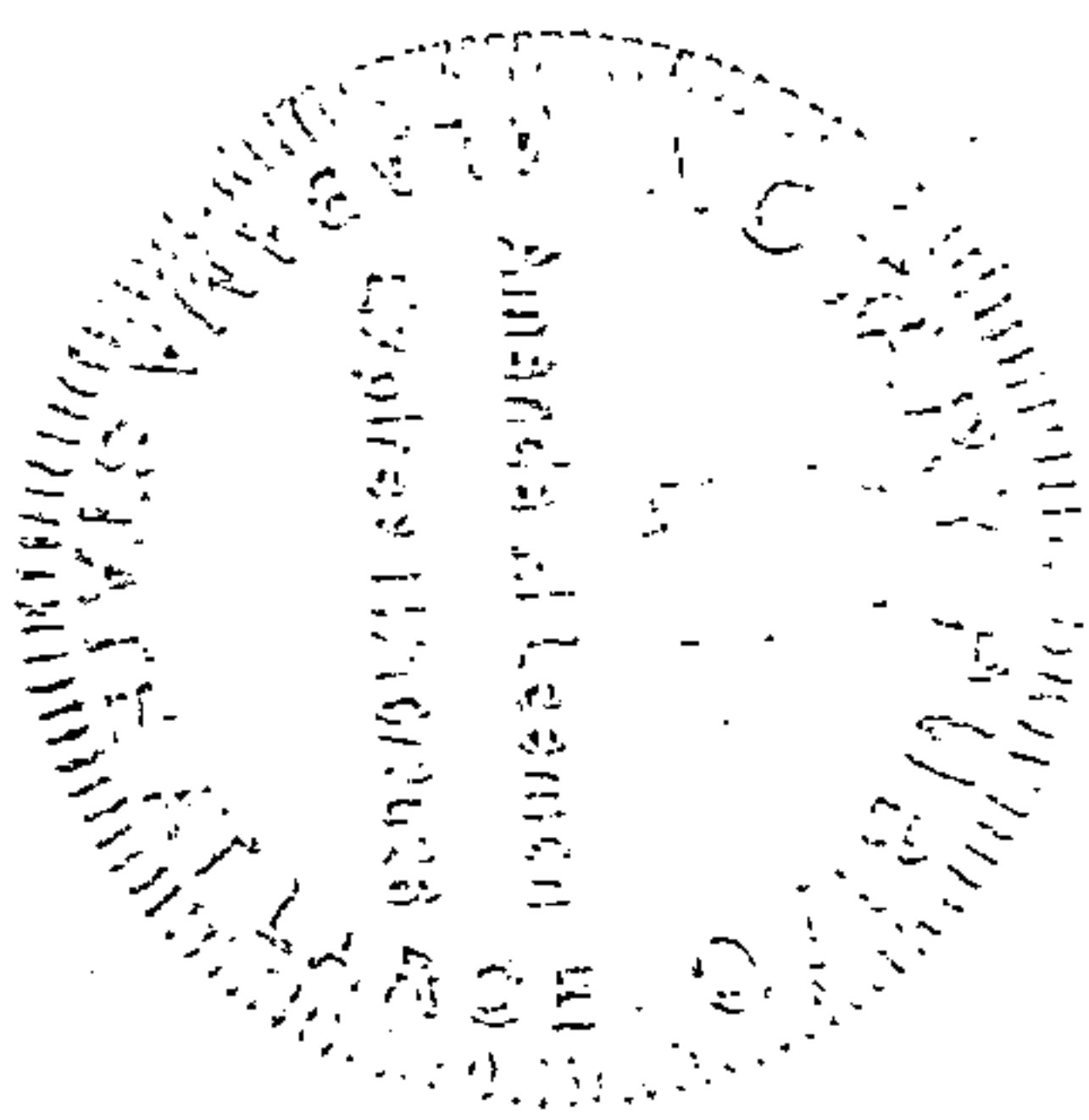
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kim Bearden**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of April, 2024.



Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 7 day of April, 2024.

Staci B. Ballard
Staci B. Ballard



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STATE OF Alabama
Shelby COUNTY

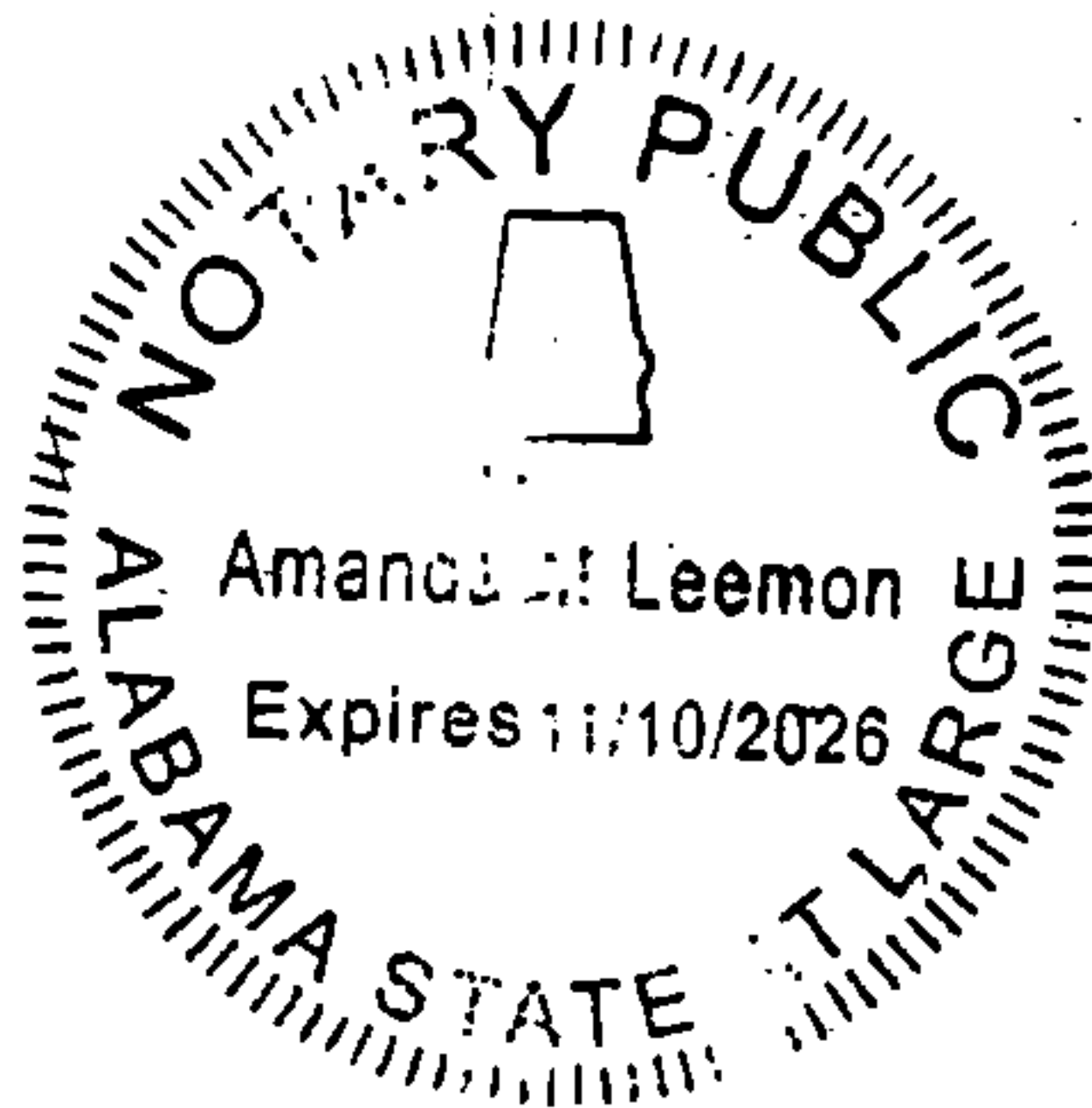
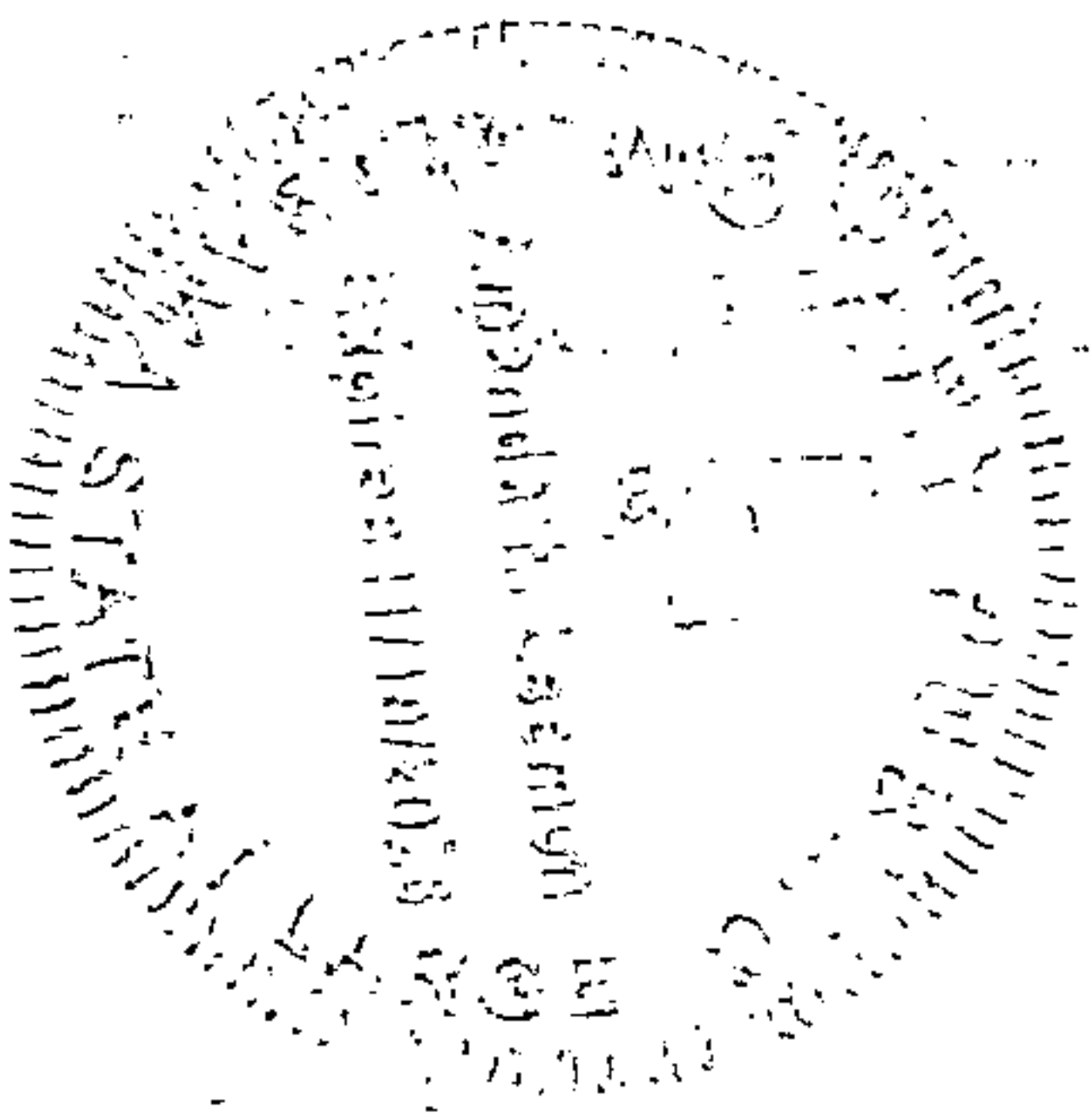
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Staci B. Ballard**, 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 7th day of April, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 29th day of March, 2024.

Shannon L. White
Shannon L. White



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STATE OF Alabama
Shelby COUNTY

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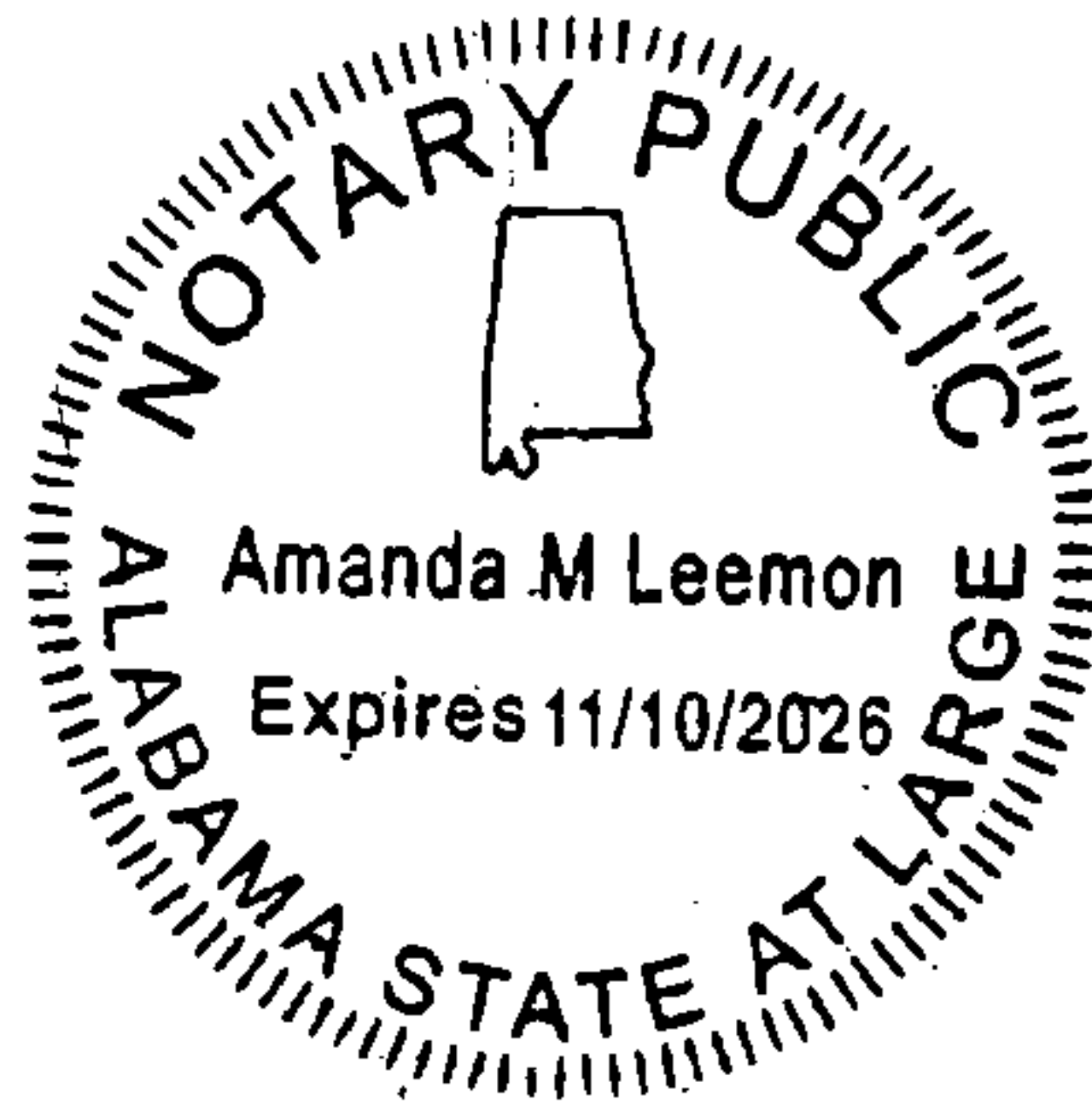
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shannon L. White**, 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 29th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 29th day of March, 2024.

Joel L. Peoples
Joel L. Peoples



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STATE OF Alabama
Shelby COUNTY

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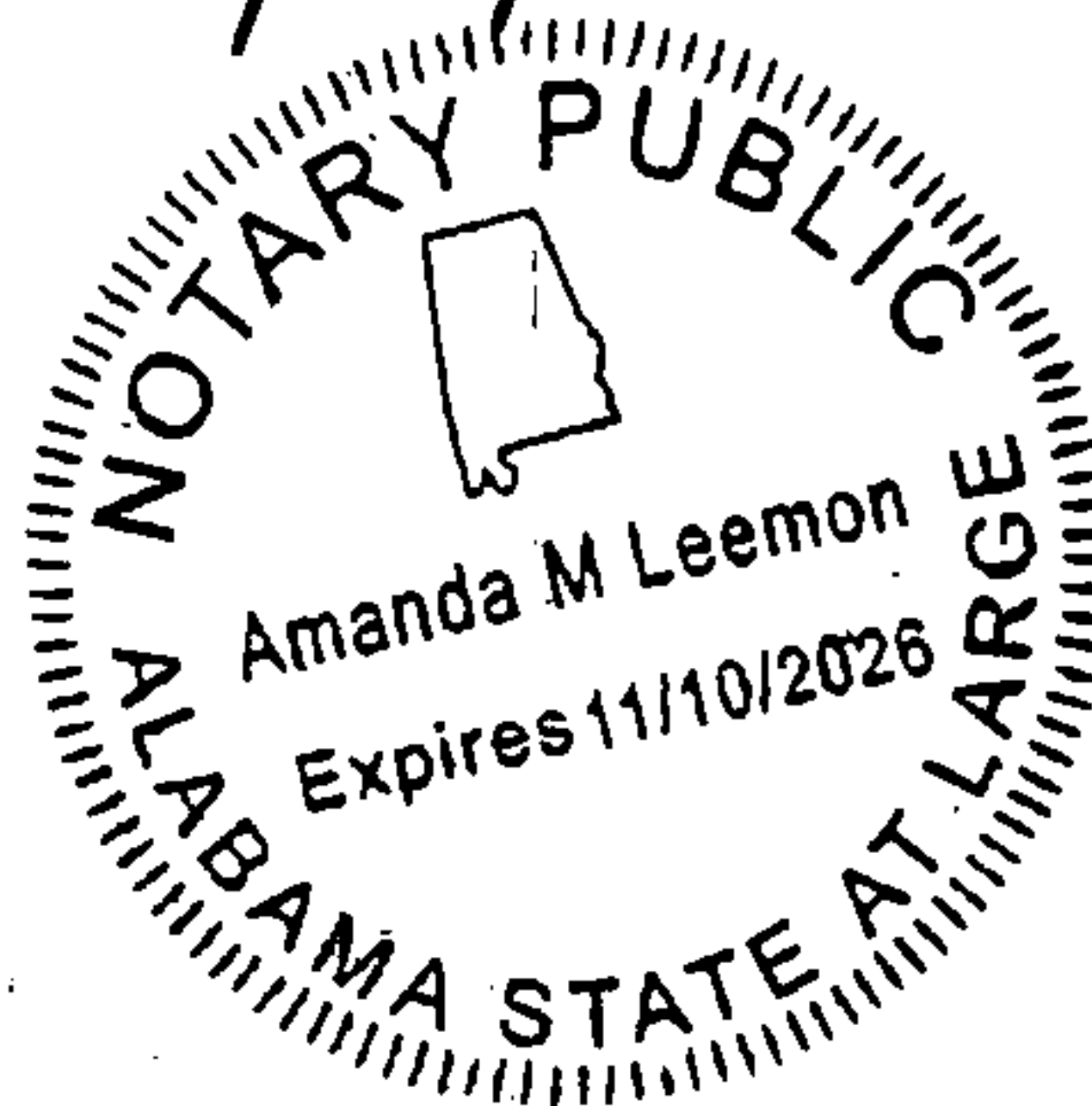
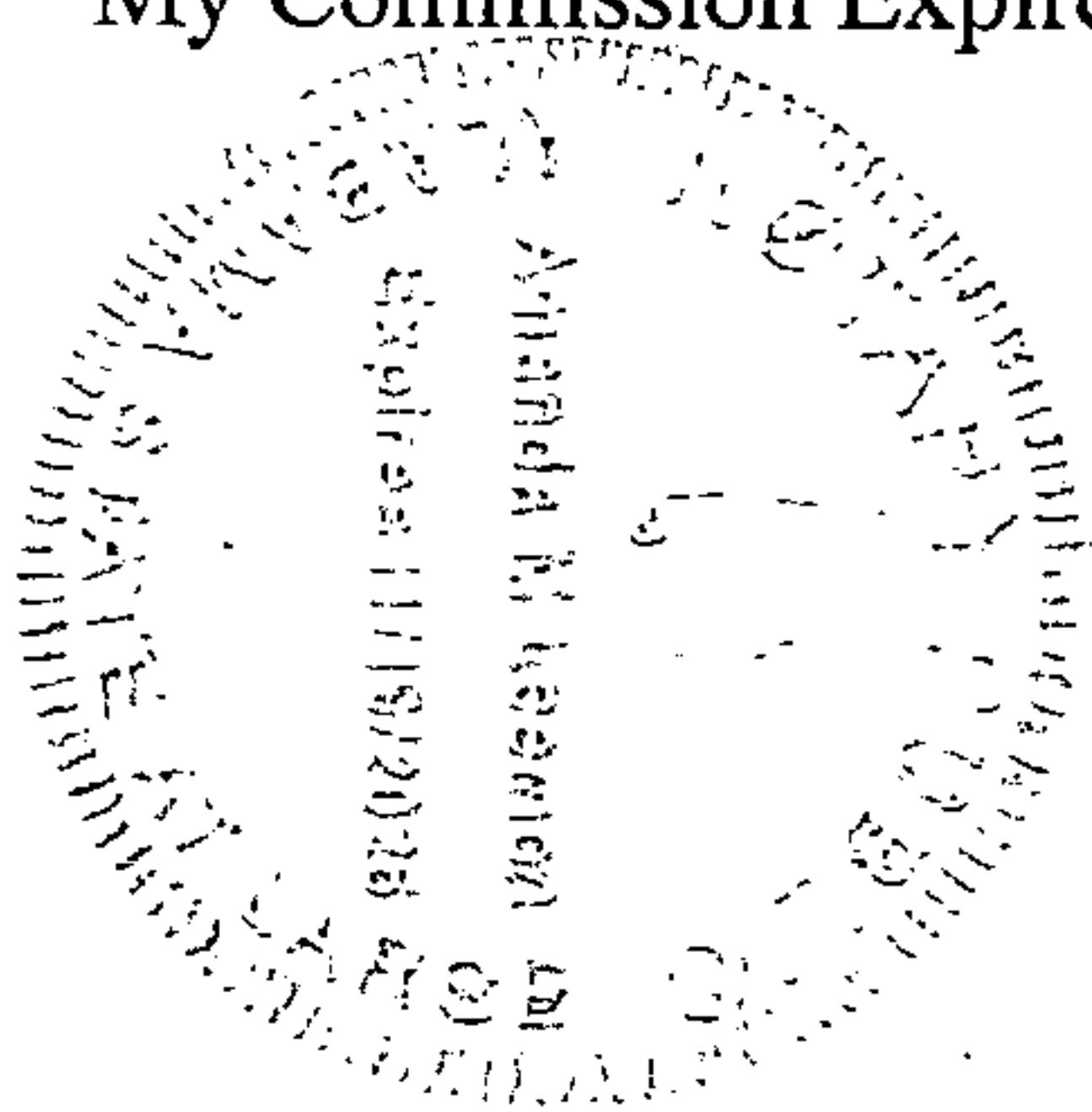
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joel L. Peoples**, 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 29th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 9 day of APRIL, 2024.

John L. Bearden Jr.
John L. Bearden Jr.

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STATE OF Alabama
Shelby COUNTY

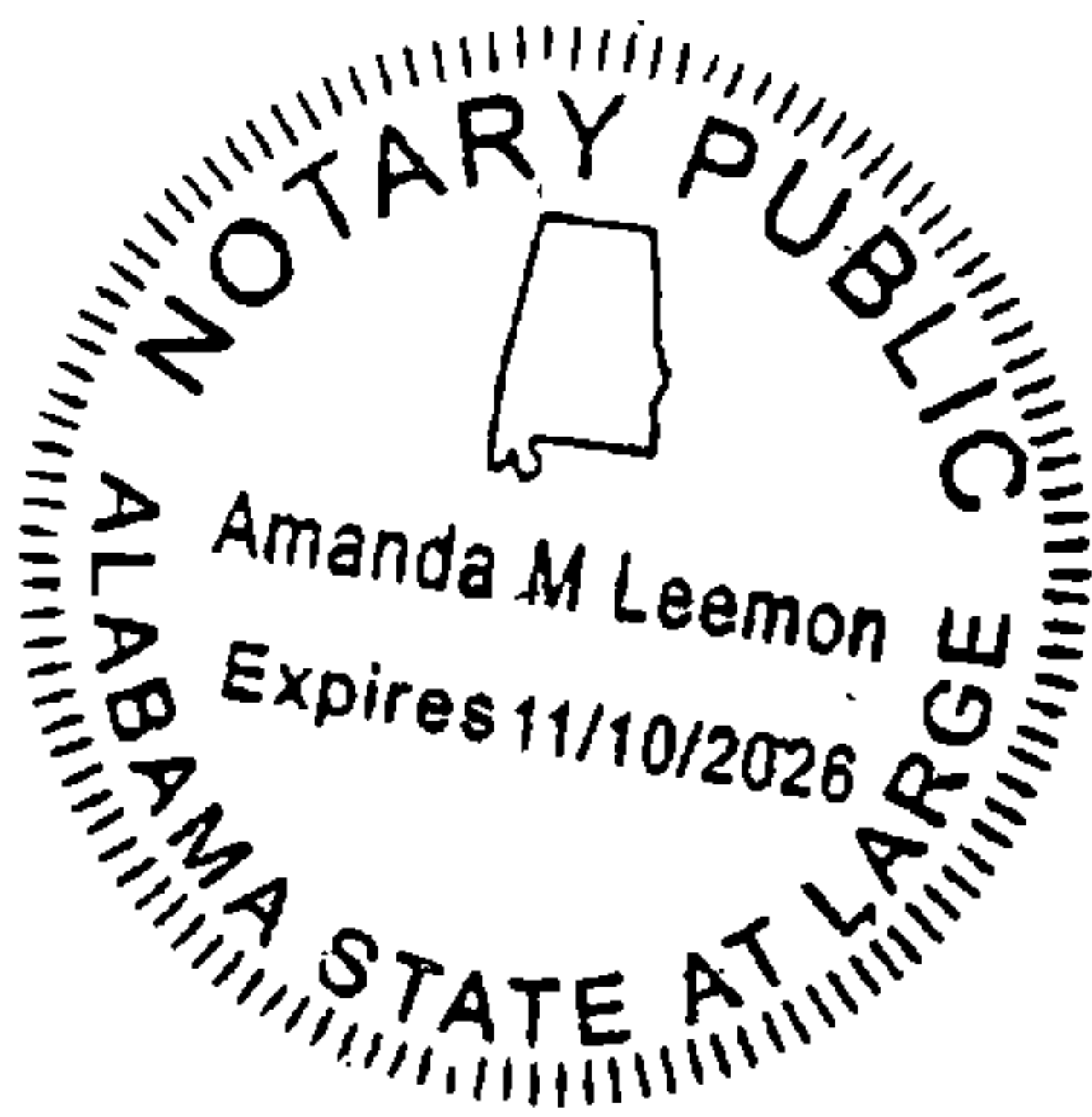
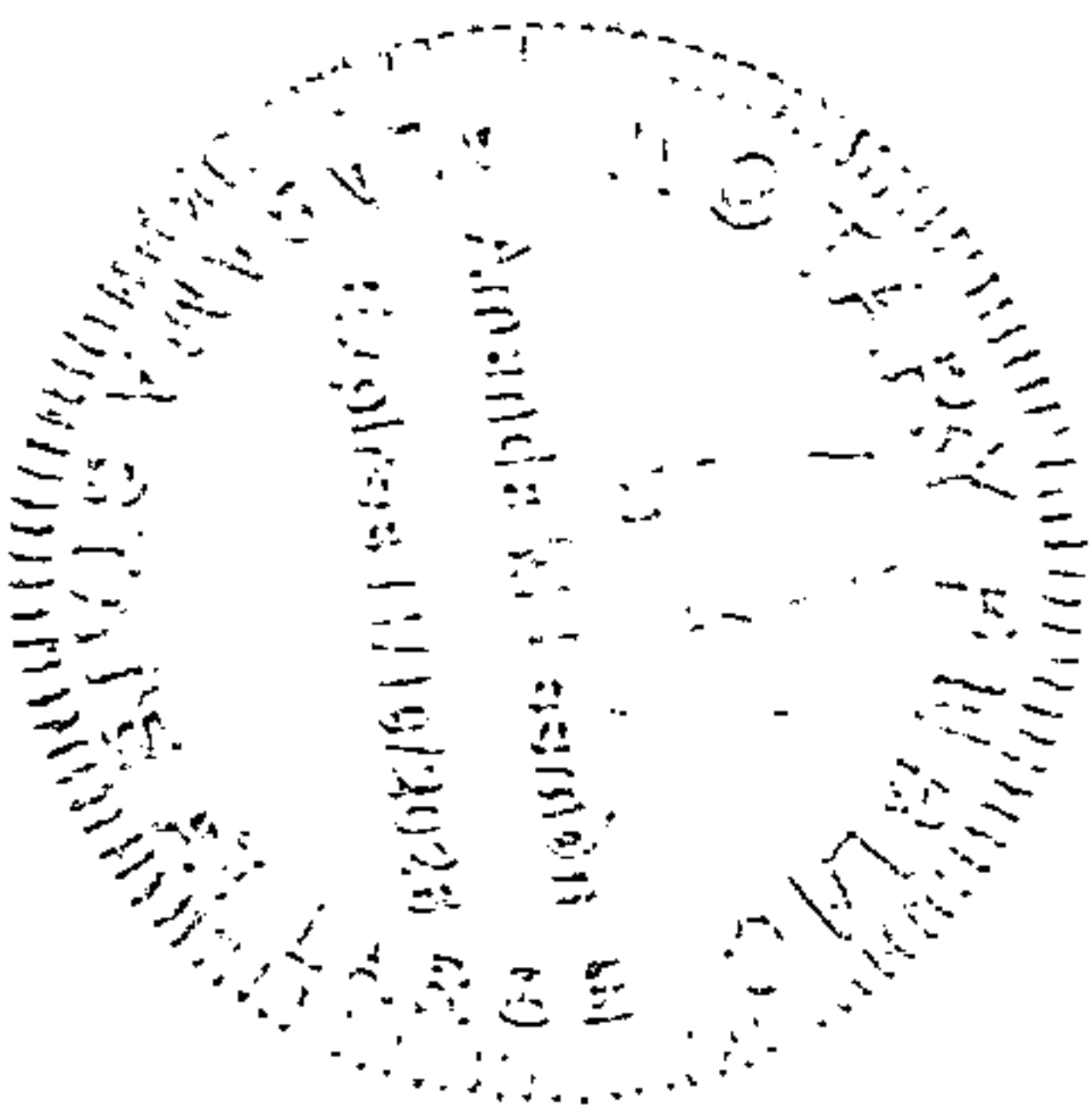
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John L. Bearden Jr.**, 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 9 day of April, 2024.

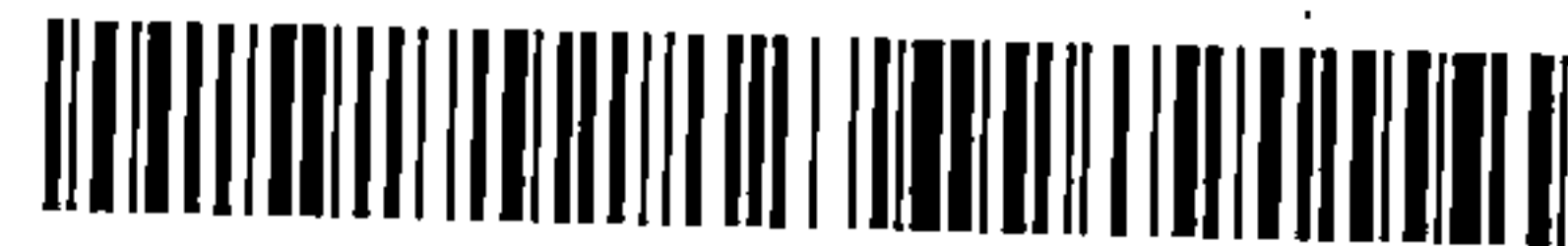
Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of March, 2024.

D. Elwyn Bearden
D. Elwyn Bearden



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STATE OF Alabama
Shelby COUNTY

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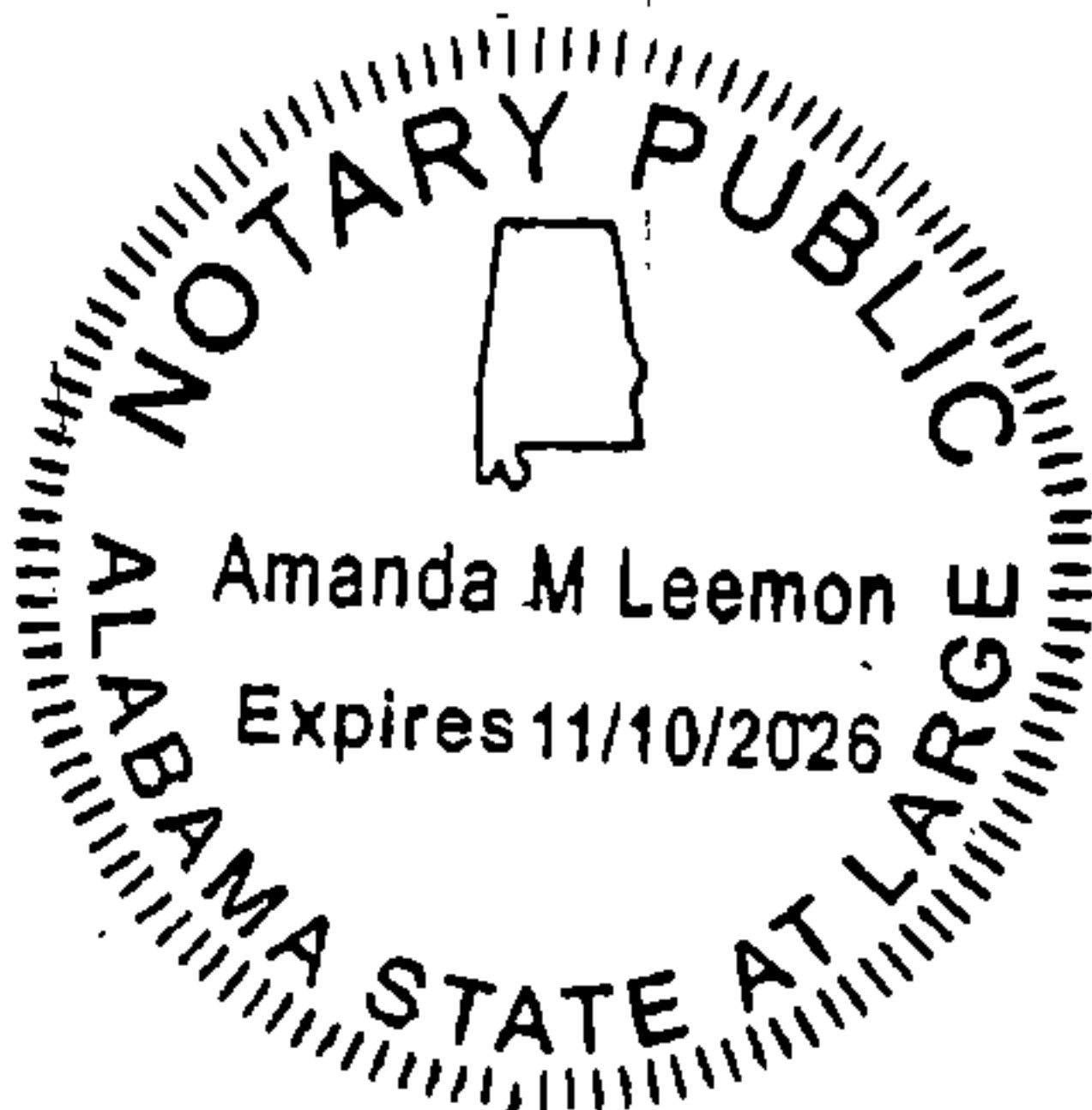
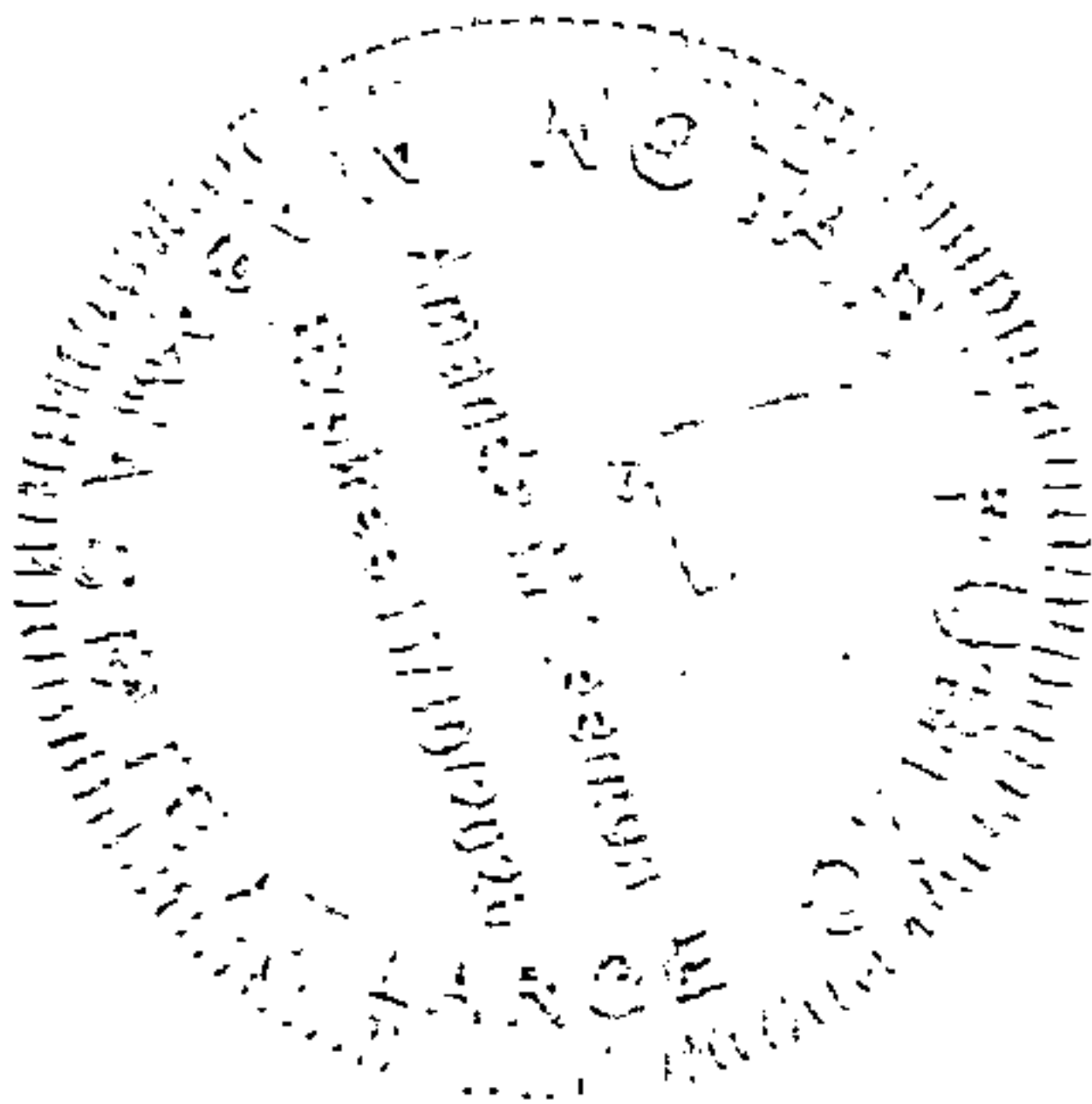
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **D. Elwyn 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 27th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of March, 2024.

Ginger B. Burns
Ginger B. Burns



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STATE OF Alabama
Shelby COUNTY

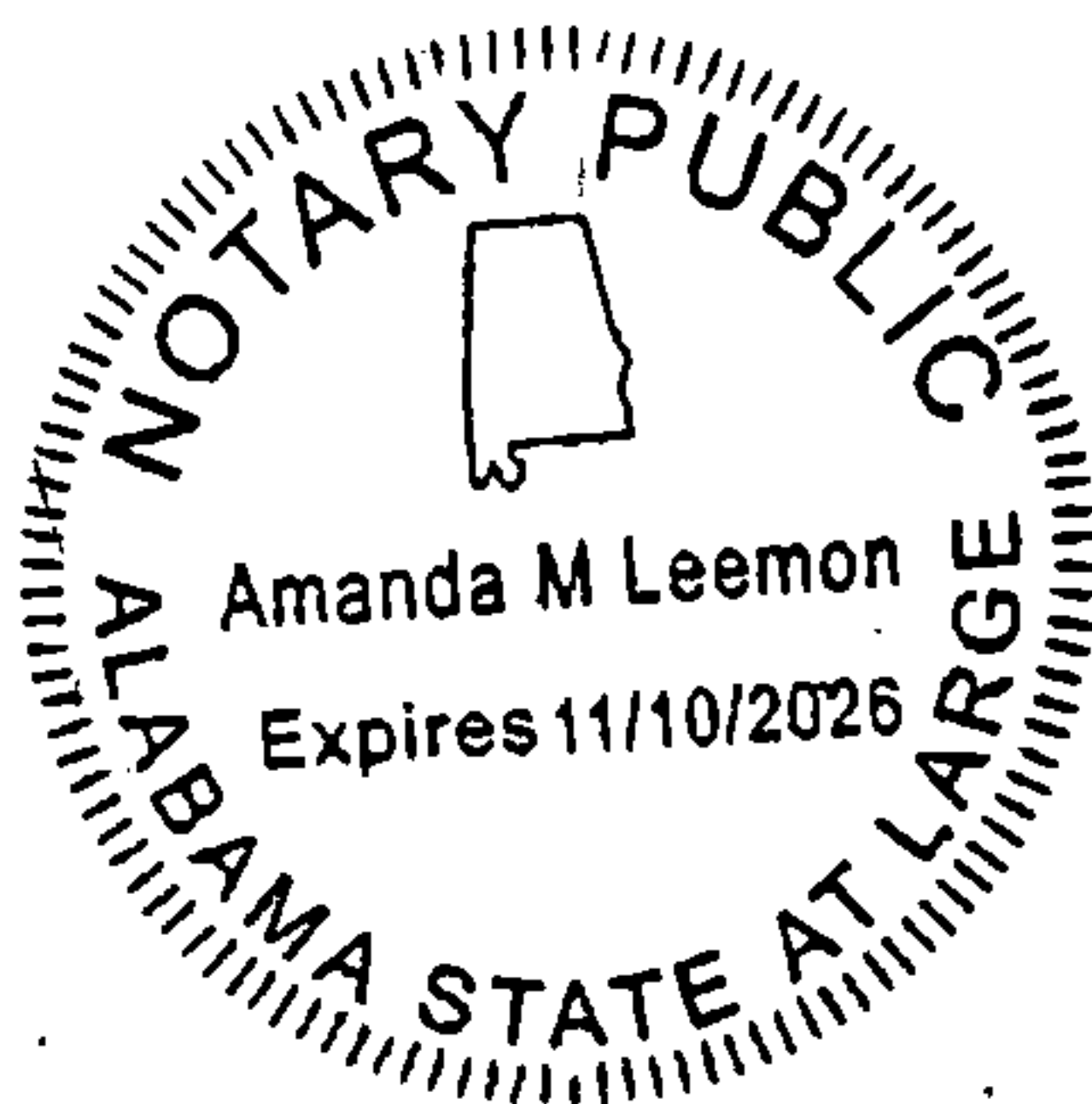
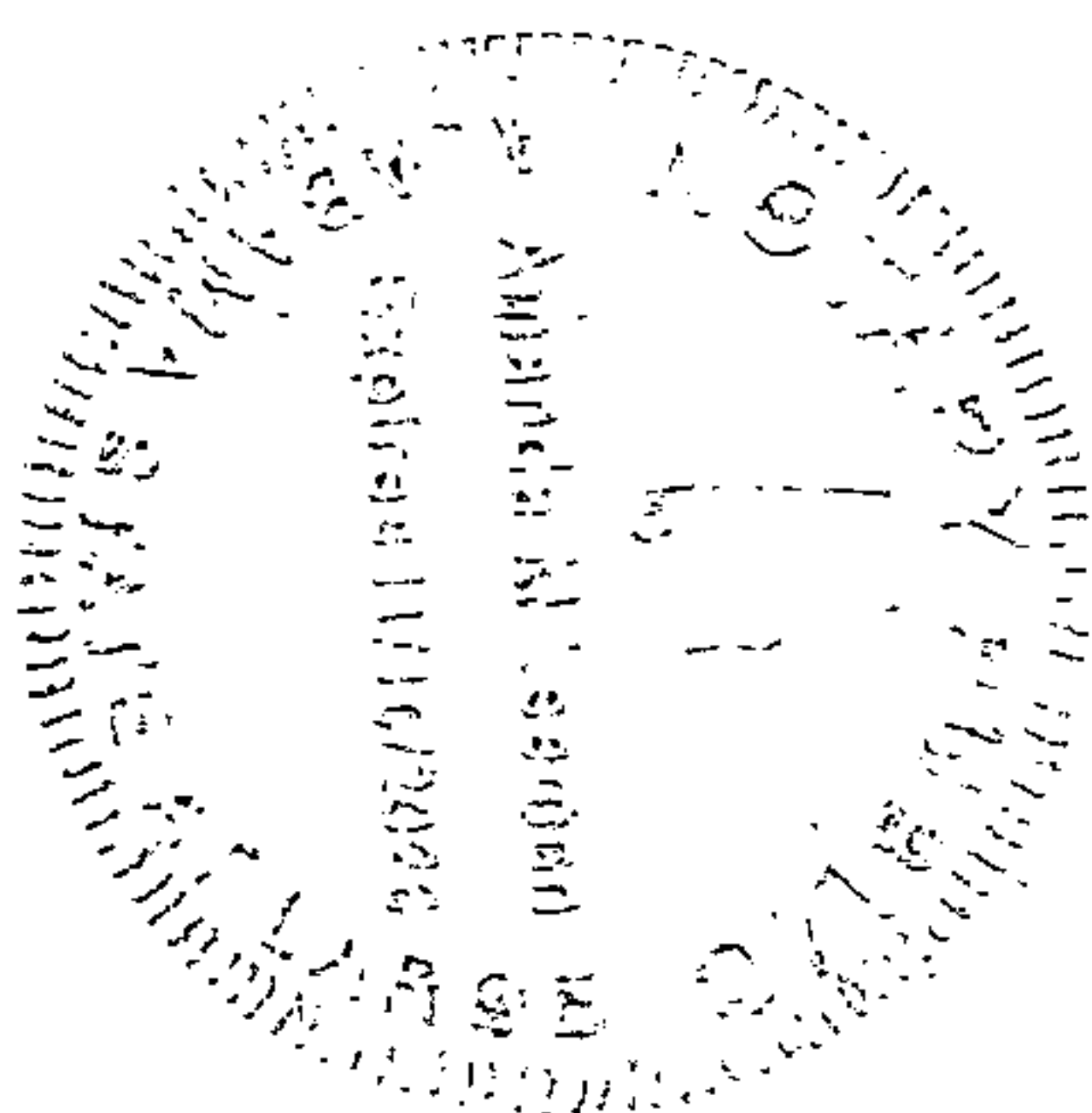
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ginger B. Burns**, 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 27th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/26



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of March, 2024.

Alford Wayne Bearden
Alford Wayne Bearden

20241022000330680 18/21 \$578.50
Shelby Cnty Judge of Probate, AL
10/22/2024 11:23:01 AM FILED/CERT

STATE OF Alabama
Shelby COUNTY

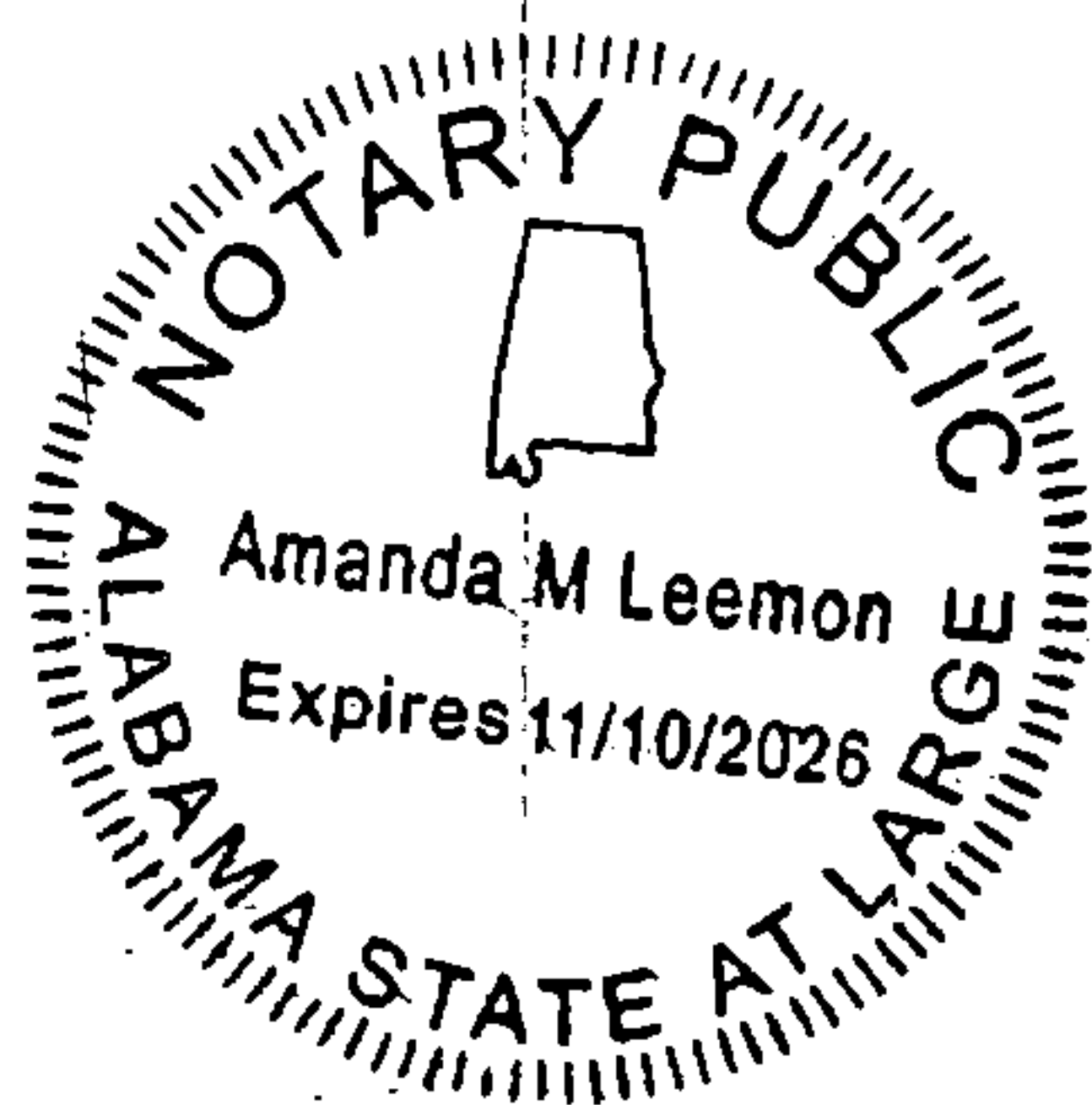
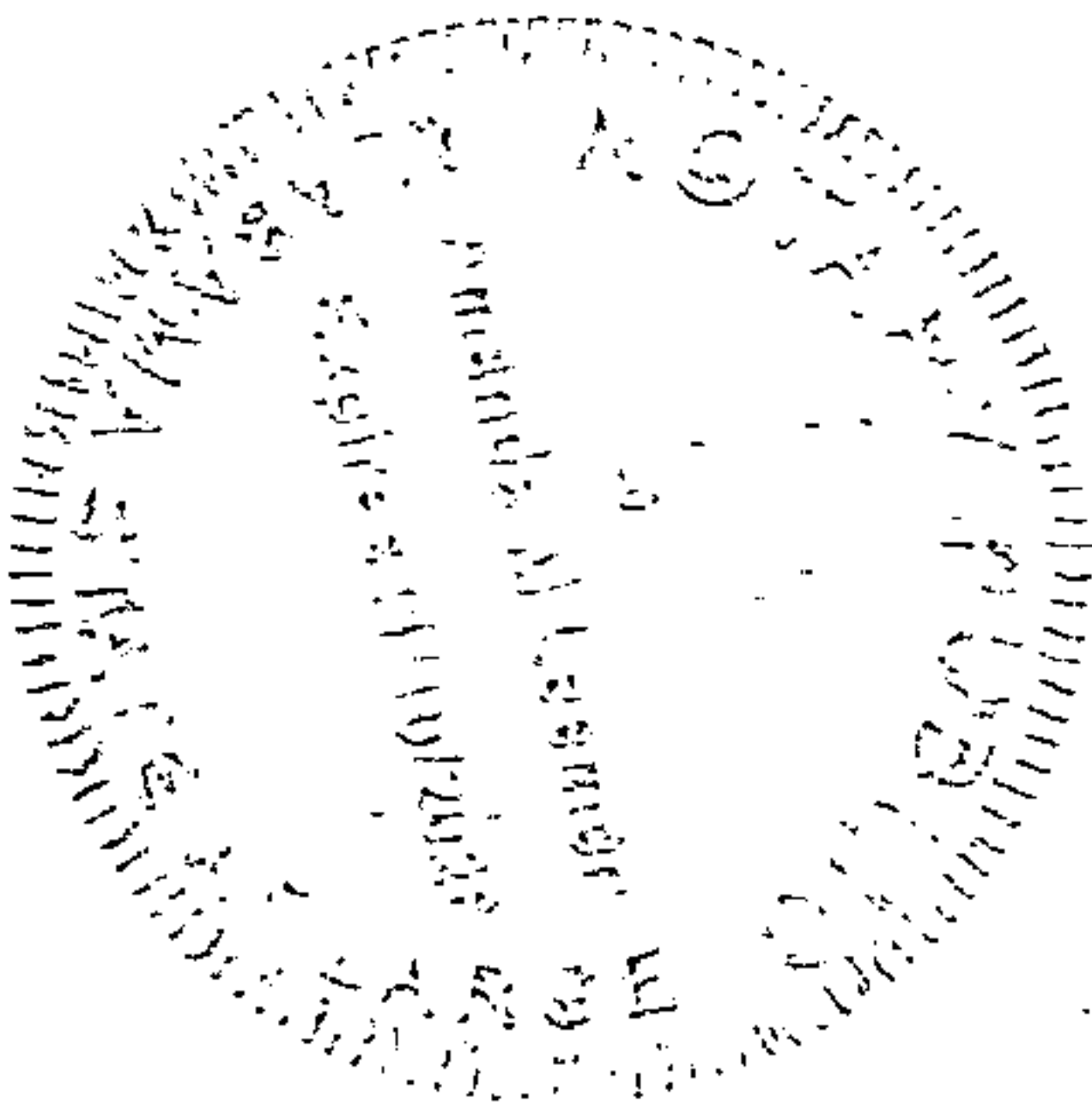
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Alford Wayne 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 27th day of March, 2024.

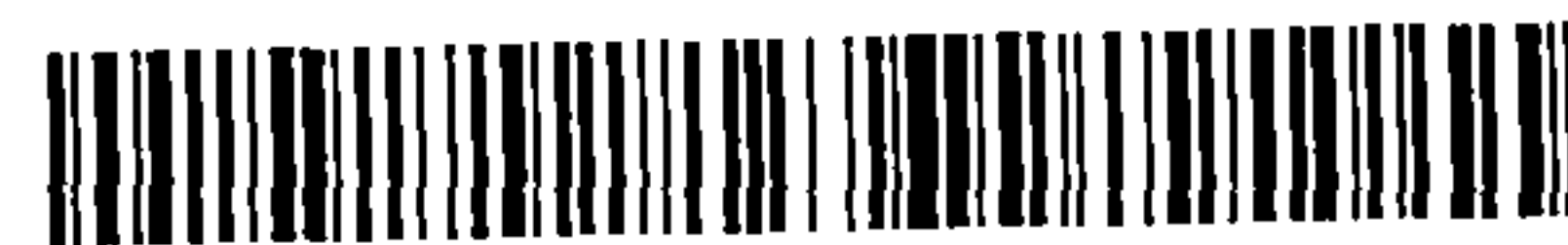
Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 14 day of March, 2024.

Cindy Bearden Carroll
Cindy Bearden Carroll



20241022000330680 19/21 \$578.50
Shelby Cnty Judge of Probate, AL
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STATE OF AL
Shelby COUNTY

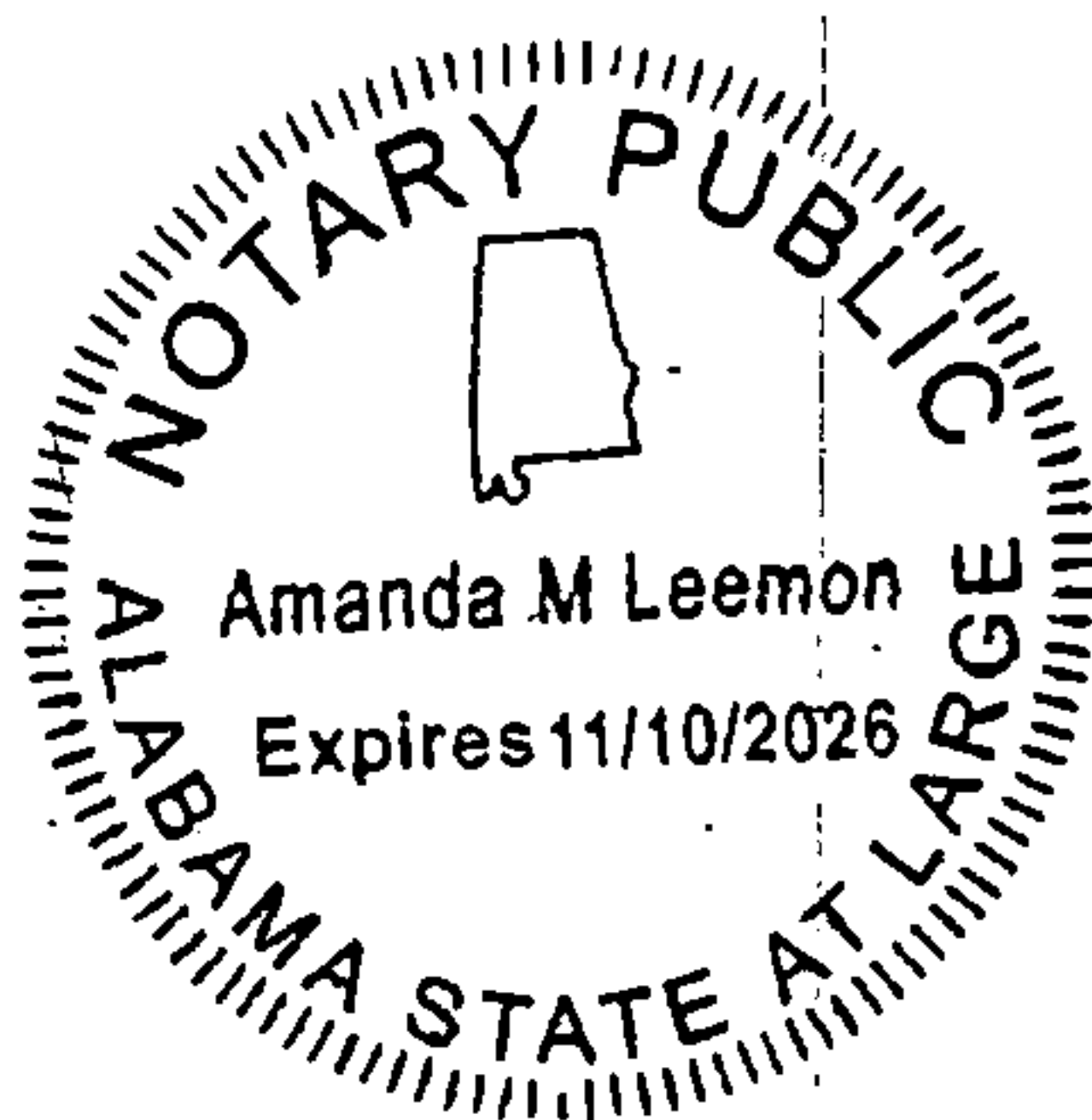
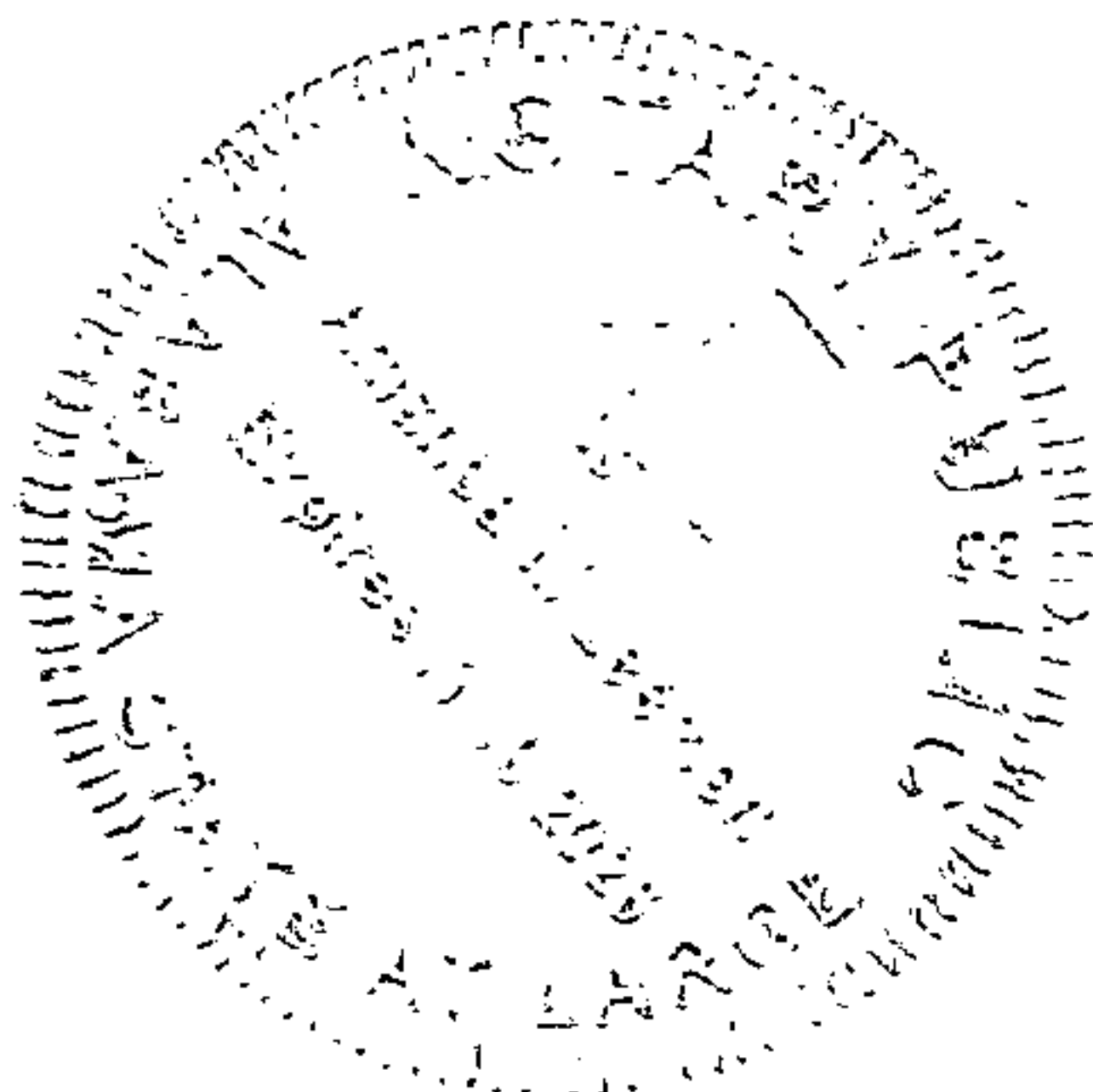
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cindy Bearden Carroll**, 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 14th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of March, 2024.

Ramona Bearden Martin
Ramona Bearden Martin



20241022000330680 20/21 \$578.50
Shelby Cnty Judge of Probate, AL
10/22/2024 11:23:01 AM FILED/CERT

STATE OF Alabama
Shelby COUNTY

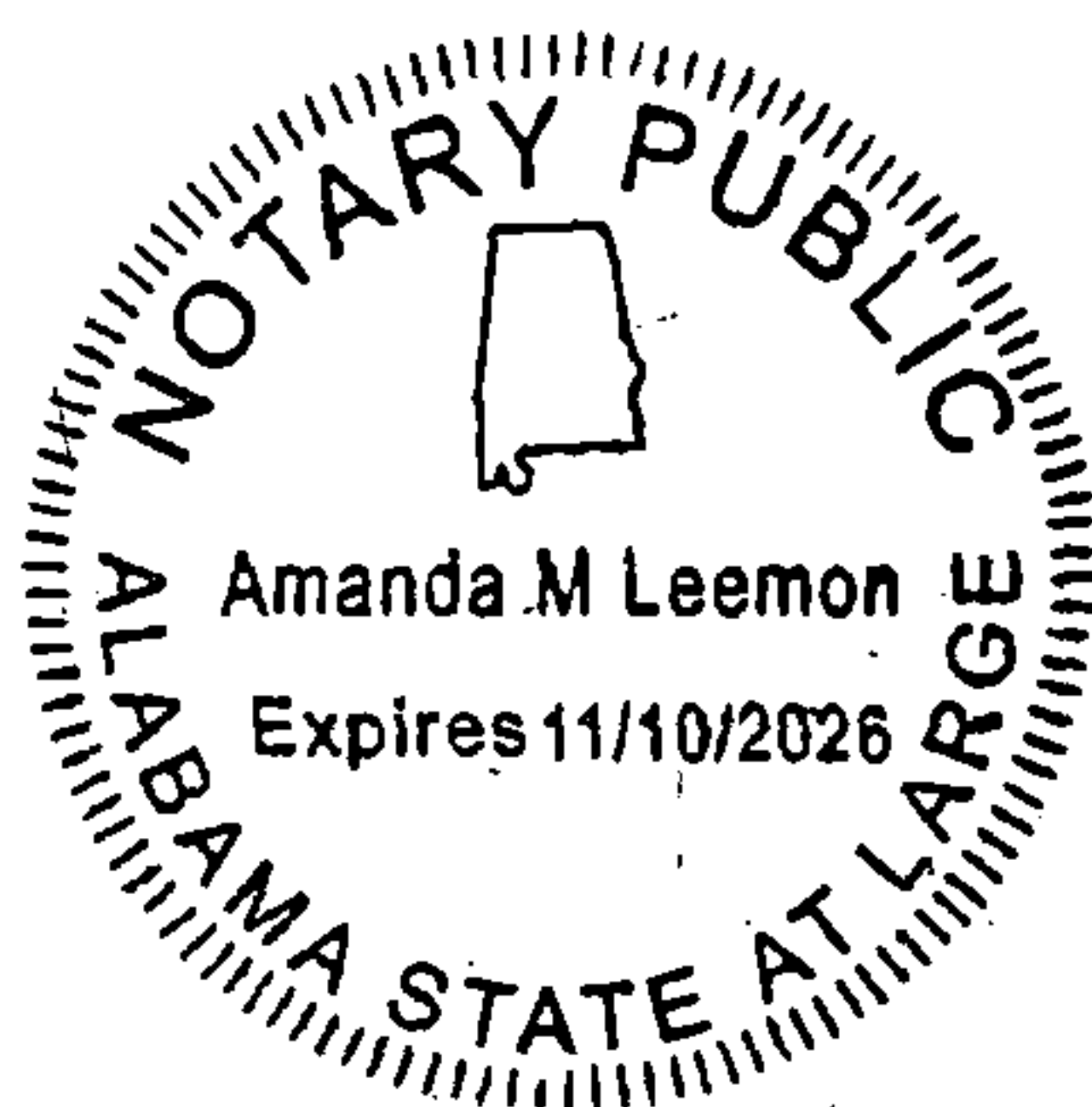
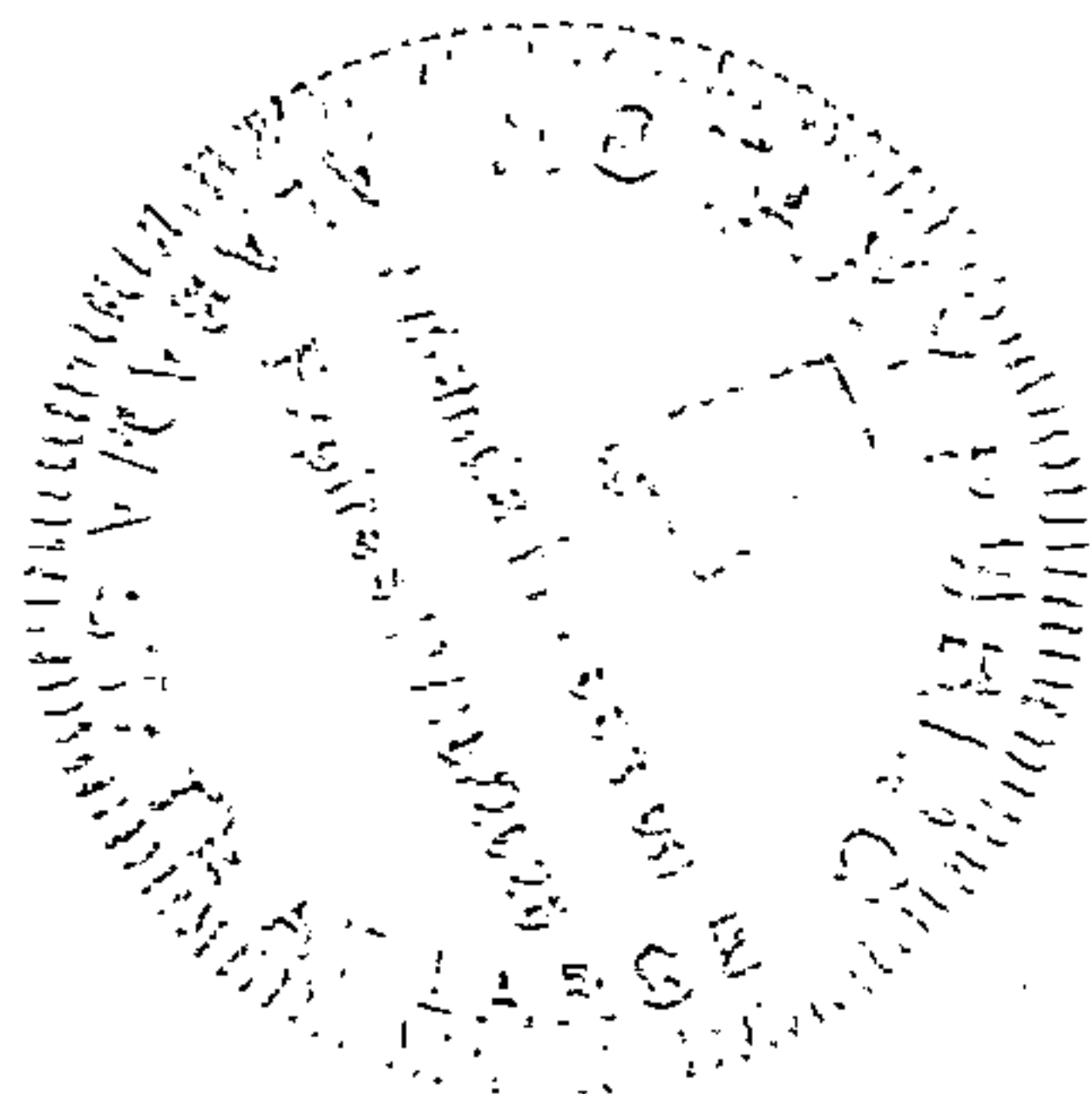
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ramona Bearden Martin**, 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 27th day of March, 2024.

Amanda Leemon
Notary Public

My Commission Expires: 11/10/2026



Real Estate Sales Validation Form

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

Grantor's Name See Grantors on Listed Deed
Mailing Address 3494 Bearden LN
Helena, AL 35080

Grantee's Name TH Bearden LLC
Mailing Address 3494 Bearden LN
Helena, AL 35080

Property Address 3494 Bearden LN
Helena, AL 35080

Date of Sale 4/26/2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 479,240.00

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
- ☐ 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 any.

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 4/26/2024

Print D. Elwyn Bearden

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

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