

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30146

Send Tax Notice To: Kellie Knight
410 Cove Rd.
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Neal O. Bearden and Roena L. Bearden, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kellie Knight**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor or spouse if any.

\$320,000.00

~~XXXX~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of November, 2024.



Neal O. Bearden



Roena L. Bearden

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Neal O. Bearden and Roena L. Bearden, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2024.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: August 19, 2028

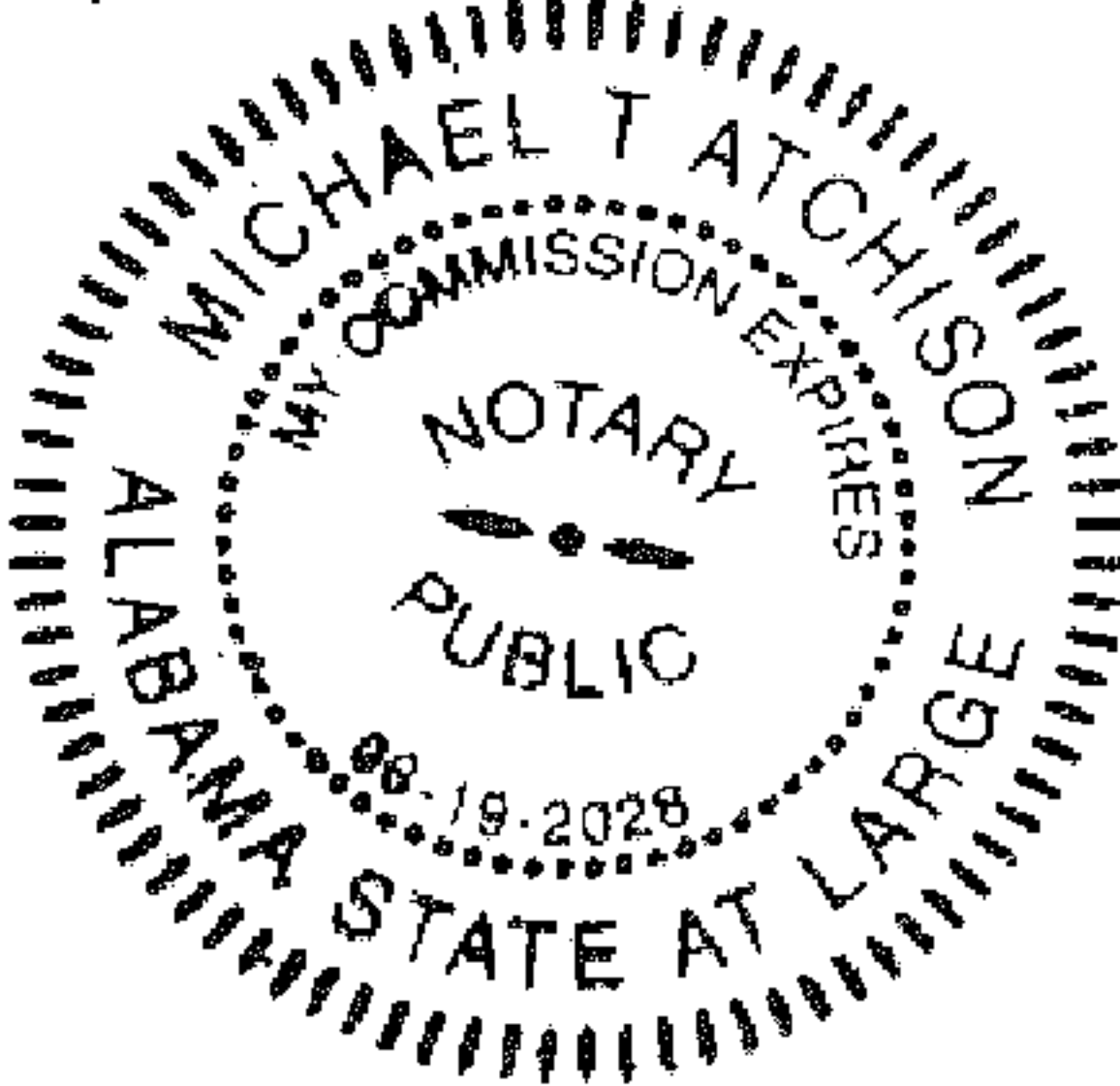


EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 15, of Block No. 2, of the Parker Subdivision, as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 5, at Page 27, and a part of Lot No. 14, of Block 2 of said subdivision, being more particularly described as follows, to-wit: Commence at the Southeast corner of Lot No. 15, of Block No. 2 of said subdivision, said point being the point of beginning, said point being located on the Westerly boundary of Cove Drive; from this beginning point, proceed South 78 degrees 15 minutes 03 seconds West along the Northerly boundary of said Lot 14, of Block No. 2 for a distance of 356.57 feet to a point on the Easterly bank of the Coosa River; thence proceed South 02 degrees 17 minutes 56 seconds West along the Easterly bank of said river for a distance of 10.62 feet; thence proceed North 78 degrees 53 minutes 29 seconds East for a distance of 359.29 feet to a point on the Westerly boundary of said drive; thence proceed Northerly along the Westerly boundary of said drive for a distance of 14.32 feet to the point of beginning.

ALSO, Commence at the NE corner of Lot 15, Block 2 of Parker Subdivision, as recorded in Map Book 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 76 degrees 40 minutes 15 seconds West a distance of 5.31 feet; thence South 13 degrees 01 minute 13 seconds East a distance of 112.88 feet to the point of beginning; thence continue South 13 degrees 01 minute 13 seconds East a distance of 23.59 feet; thence South 75 degrees 04 minutes 42 seconds West, a distance of 131.84 feet; thence North 87 degrees 24 minutes 03 seconds West a distance of 106.71 feet; thence North 77 degrees 09 minutes 57 seconds East a distance of 234.54 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Neal O. Bearden Roena L. Bearden	Grantee's Name	Kellie Knight
Mailing Address	151 Sunrise Circle AL Wilsonville	Mailing Address	410 Cove Rd. Wilsonville, AL 35186
Property Address	410 Cove Rd. Wilsonville, AL 35186	Date of Sale	November 26, 2024
		Total Purchase Price	\$450,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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 of 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 November 22, 2024

Print Neal O. Bearden

Unattested

Sign Neal O. Bearden
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2024 01:57:37 PM
\$158.00 BRITTANI
20241127000369220

Form RT-1

Allen S. Bayl