

20250826000262340 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
08/26/2025 03:03:33 PM FILED/CERT

SEND TAX NOTICE TO:

Bethany Roden Earnest and John Clay Earnest, III
971 Old Cahaba Drive
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of TEN AND 00/100 (\$10.00), and other valuable consideration, in hand paid to the undersigned, **Terry J. Barbier and Tammy M. Barbier, husband and wife**, whose address is P.O. Box 36455, Hoover, AL 35236 (hereinafter "Grantor", whether one or more), by **Bethany Roden Earnest and John Clay Earnest III**, whose address is 971 Old Cahaba Drive Helena AL. 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Bethany Roden Earnest and John Clay Earnest, III, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 1307-A, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE IV, AS
RECORDED IN MAP BOOK 34 AT PAGE 104 IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.**

Parcel #: 13 4 20 4 002 004.001

This deed is prepared without the benefit of title insurance.
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

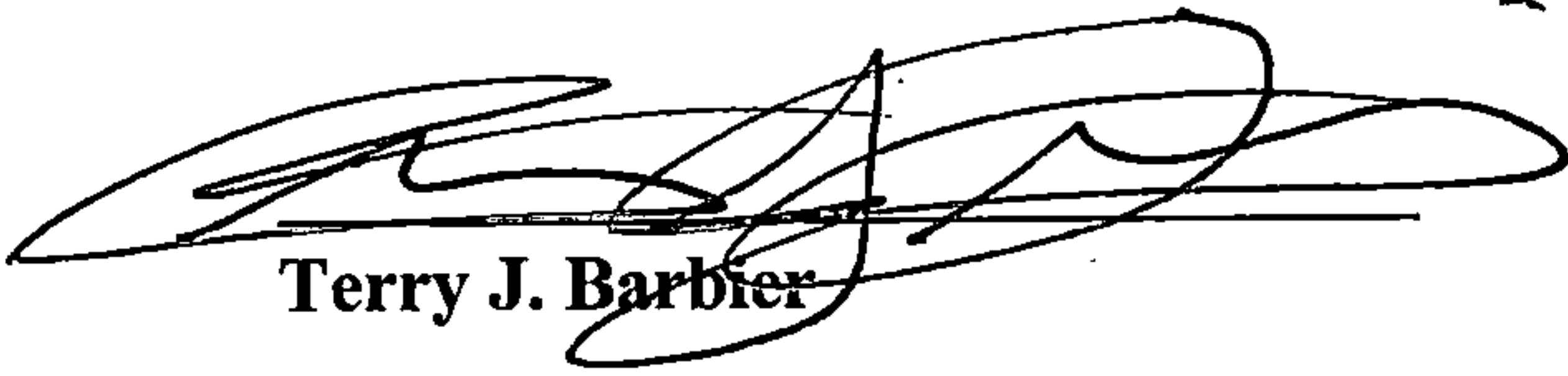
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

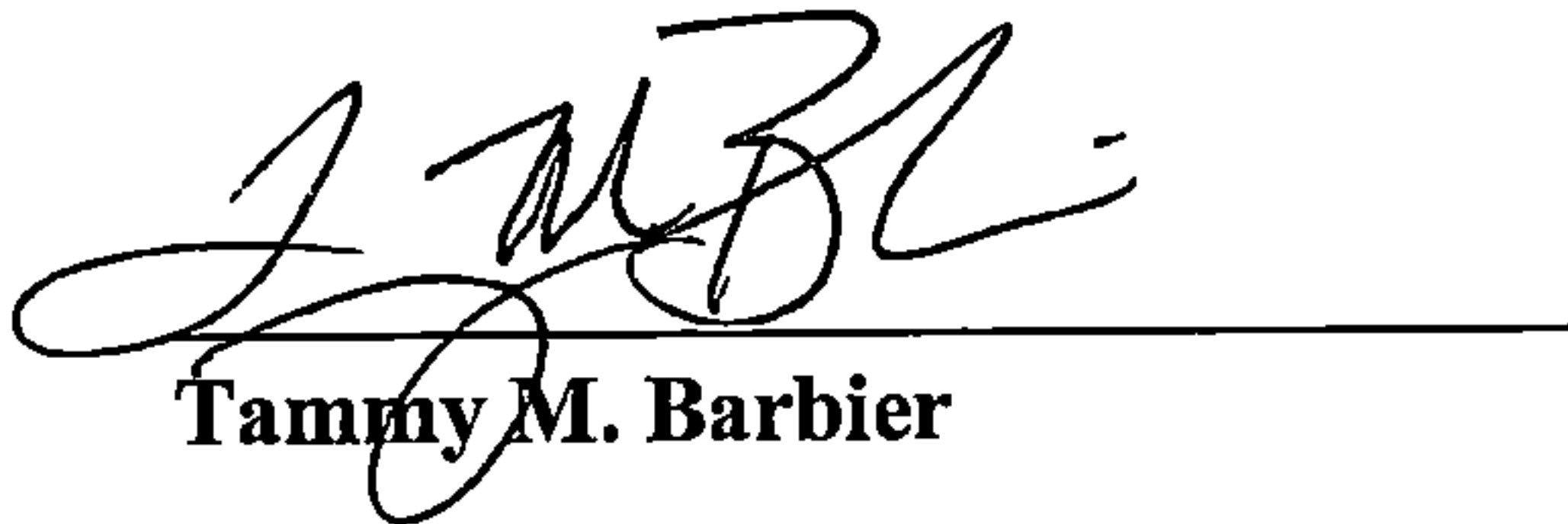
Shelby County, AL 08/26/2025
State of Alabama
Deed Tax: \$10.00



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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of June, 2025.

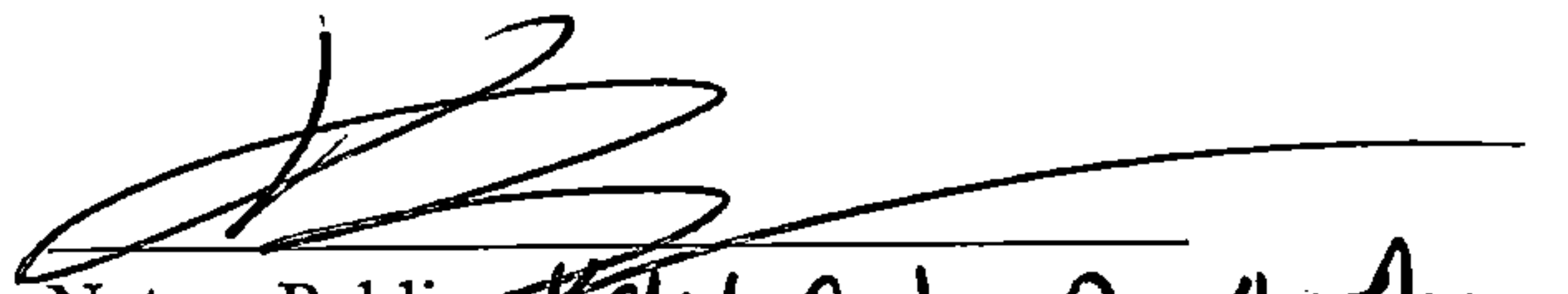

Terry J. Barbier

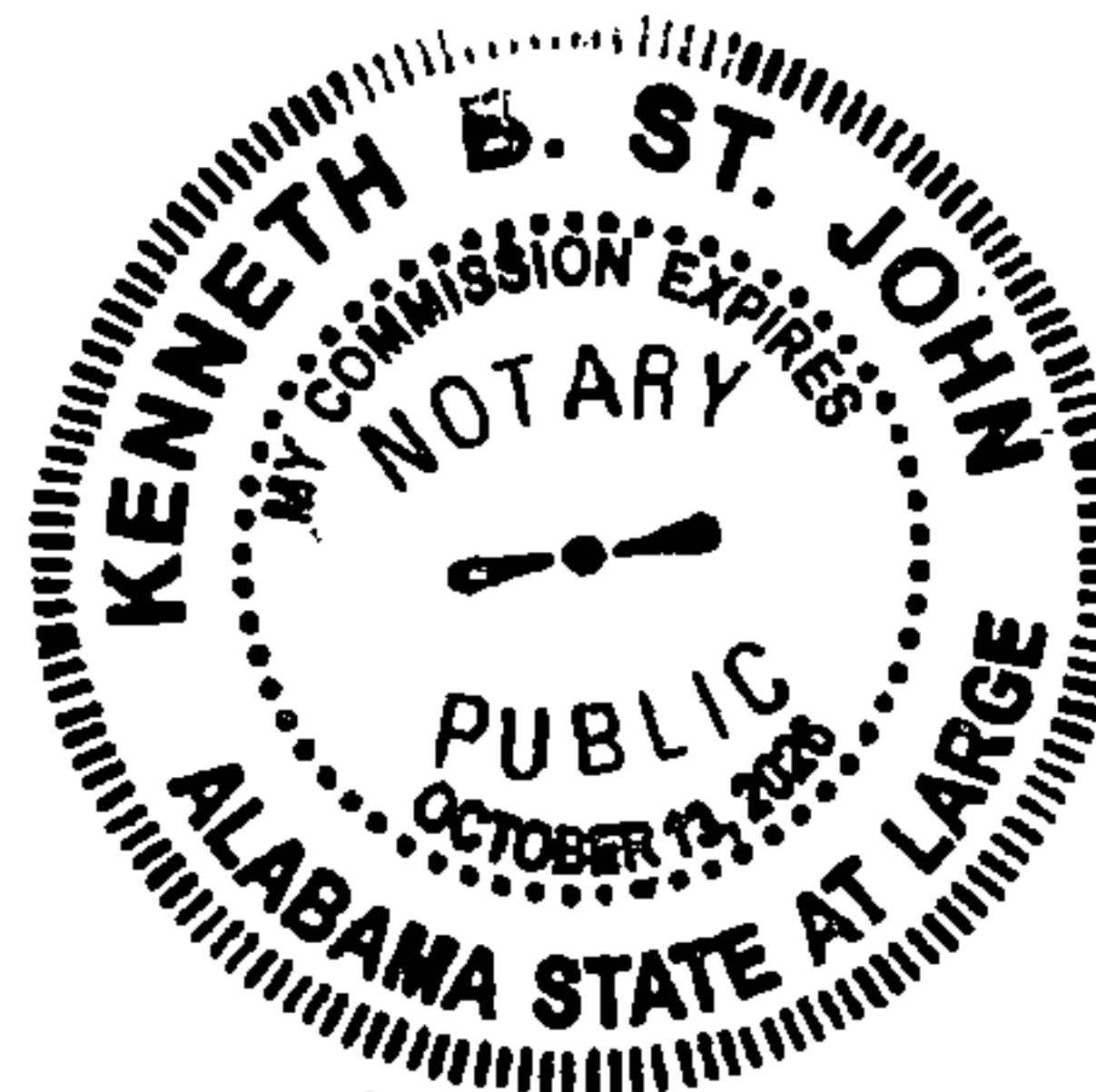

Tammy M. Barbier

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Terry J. Barbier and Tammy M. Barbier 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2025.


Notary Public: Kenneth B St John
My Commission Expires: 10/13/2026





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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

Mailing Address

Terry J. Barbier & Tammy M. Barbier
PO Box 36435
Hoschton, AL 35236

Grantee's Name

Mailing Address

Bethany Roden Earnest
John Clay Earnest III
971 Old Cahaba Drive
Helena, AL 35080

Property Address

Lot/Land

Date of Sale

6/30/2025

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

10,000.00

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

☐ Sales Contract

☐ Closing Statement

☒ Appraisal

☐ Other

Assessors' Value

PID# 13-4-20-4-002-004.001

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

6/30/25

Print

Tammy M. Barbier & Terry J. Barbier

Unattested

Signature

[Signature]

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1