


This instrument was prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406
(205) 248-8890



20121108000430550 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
11/08/2012 01:46:49 PM FILED/CERT

SOURCE OF TITLE:
Instrument Book 20060613000281070

Shelby County, AL 11/08/2012
State of Alabama
Deed Tax:\$70.00

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED CREATING JOINT TENANCY WITH
RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James M. Bello and Christina L. Bello, husband and wife**, herein referred to as GRANTORS, do hereby grant, bargain, sell and convey unto **Dennis C. Hartley and Jerilyn Hartley**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Lacey's Grove Phase 1, a map or plat of which is recorded in Map Book 35, at Page 137 in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

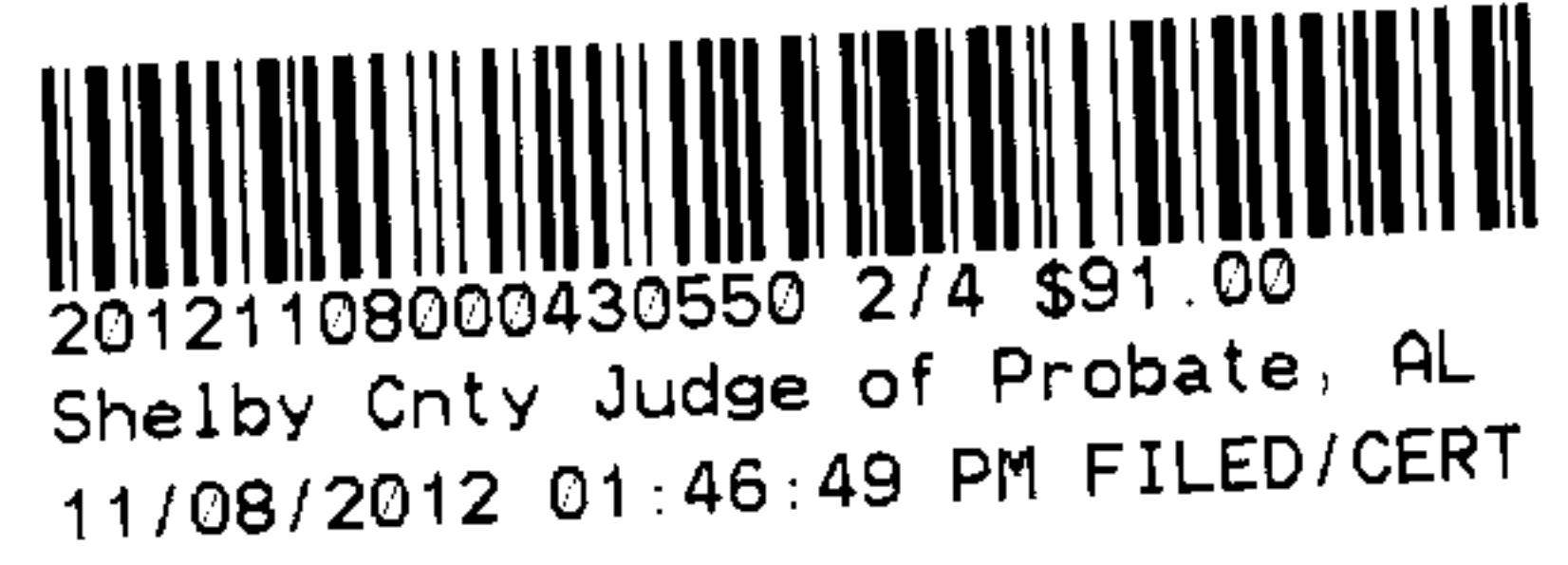
And the Grantors do for themselves and their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the property is free from all encumbrances, unless otherwise noted above; that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid and that they, their 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 persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of this 6 day of November, 2012.

James M. Bello
James M. Bello

Christina L. Bello
Christina L. Bello

STATE OF Alabama
Tuscaloosa COUNTY



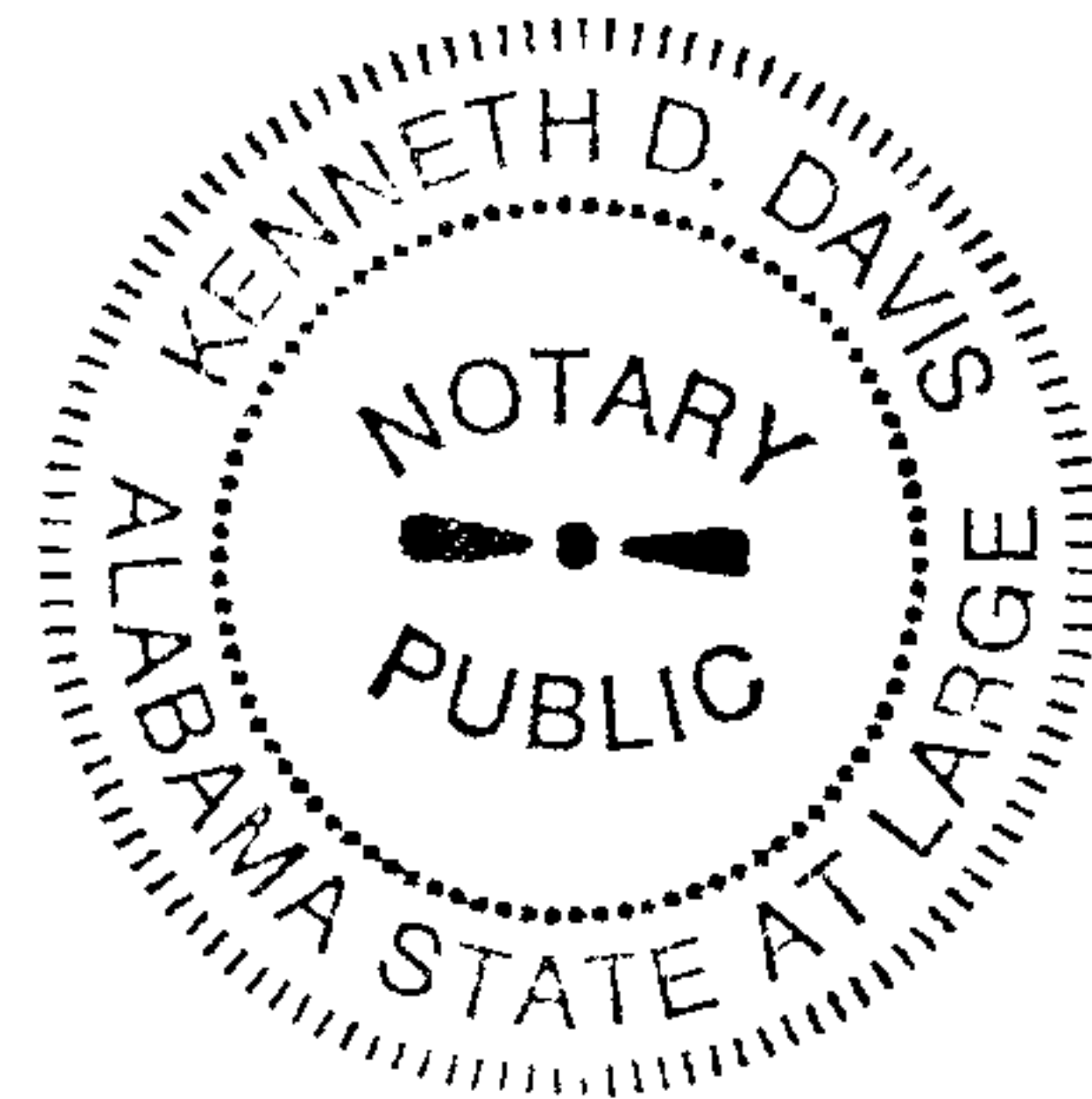
I, the undersigned authority, a Notary Public in and for the said State at Large, do hereby certify that **James M. Bello and Christina L. Bello**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of November, 2012.

My commission expires:
3/31/15

Kenneth D. Davis
Notary Public

Mail Tax Notice to:
457 Heathridge Road
Maylene, AL 35114



Real Estate Sales Validation Form

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

Grantor's Name James M. Bello
Mailing Address 129 Walnut Street, Unit 223
Chattanooga, TN 37403

Grantee's Name Dennis C. Hartley
Mailing Address 457 Heathersage Road
Maylene, AL 35114

Property Address 457 Heathersage Road
Maylene, AL 35114

Date of Sale 11/06/12
Total Purchase Price \$ 190,700.00

or
Actual Value \$

or
Assessor's Market Value \$



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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
[X] 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

Print Emily Haney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Grantors:

Christina L. Bello
129 Walnut Street, Unit 223
Chattanooga, TN 37403

Grantors:

Jordyn Hurtley
457 Heathesage Road
Maylene, AL 35114