

Send tax notice to:
DANNY O. PRICHARD
5935 SOUTH SHADES CREST ROAD
BESSEMER, AL 35022

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016292

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Two Thousand and 00/100 Dollars (\$452,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, PATRICIA ANN HOADLEY, AN UNMARRIED WOMAN whose mailing address is: 1982 Valleydale Road, Suite A-2, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by DANNY O. PRICHARD and KATHY L. PRICHARD whose property address is: 5935 SOUTH SHADES CREST ROAD, BESSEMER, AL, 35022 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 8, in Section 1, Township 21 South, Range 5 West, as recorded in Deed Book 138, Pages 555-556, in the Office of the Probate Judge, Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of said Lot 8, also being the SE Corner of SW 1/4 of NW 1/4 of said Section 1, and run in a Northerly direction along the West line of said Lot 8, a distance of 1360.4 feet to a point in a road; thence turn right an angle of 65 degrees 08 minutes in a Northeasterly direction along said road centerline a distance of 363.72 feet; thence turn right an angle of 114 degrees 52 Minutes in a Southerly direction a distance of 1517.6 feet, more or less, to a point on the South line of said Lot 8; thence turn right an angle of 90 degrees 45 minutes 45 seconds in a Westerly direction along the South line of said Lot 8 a distance of 330.0 feet to a point of beginning. Situated in Section 1, Townuship 21, Range 5 West, Shelby County, Alabama.

Patricia Ann Hoadley is the surviving grantee of that certain Deed recorded in Book 294, Page 860, in the Probate Office of Shelby County, Alabama. The other grantee, Douglas R. Hoadley, is deceased, having died on or about March 21, 2016. Patricia Ann Hoadley and Douglas R. Hoadley remained married continuously until the date of his death.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER

RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RELEASE OF DAMAGES.

3. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING
WITHIN ANY ROAD RIGHT OF WAY
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 24, PAGE
98.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of May, 2016.


PATRICIA ANN HOADLEY



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2016 11:07:07 AM
\$469.00 CHERRY
20160601000187560



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that PATRICIA ANN HOADLEY whose name(s) is/are signed to the foregoing
instrument, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she/they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2016.

