

**Send tax notice to:**

Ashley D. Hatch \_\_\_\_\_  
Adam K. Sparks \_\_\_\_\_  
1016 Parkmont Way \_\_\_\_\_  
Chelsea, AL 35043 \_\_\_\_\_  
TXDL 700287

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35241

State of Alabama  
County of Shelby

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Three Hundred Sixty One Thousand and 00/100 Dollars (\$361,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Newton D. Ogletree and Carolyn Ogletree, husband and wife, whose mailing address is: 1016 Parkmont Way, Chelsea, AL 35043 (hereinafter referred to as "Grantors"), by Ashley D. Hatch and Adam K. Sparks (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

Lot 1-84, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000568950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041028000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

**SUBJECT TO:**

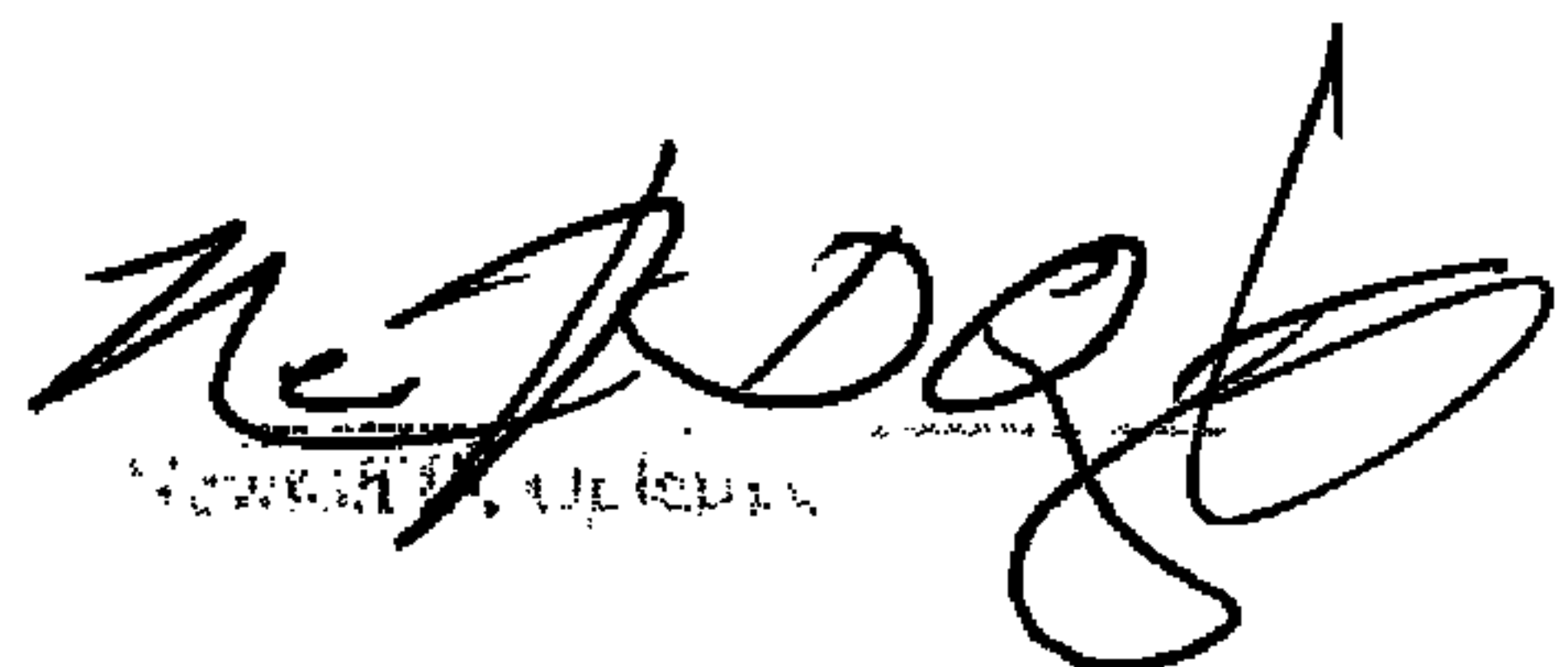
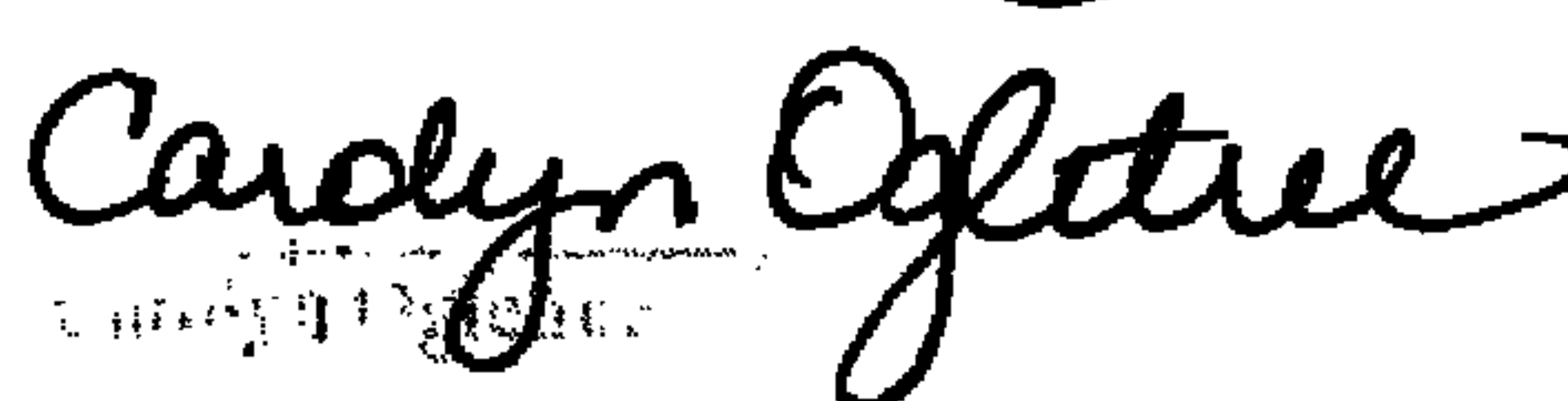
AD VALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$288,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Newton D. Ogletree and Carolyn Ogletree have hereunto set their signatures and seals on August 31, 2017.

  
Newton D. Ogletree  
  
Carolyn Ogletree

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Newton D. Ogletree and Carolyn Ogletree, whose names 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 31 day of AUGUST, 2017

(NOTARIAL SEAL)



Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APR. 14, 2019



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

Grantor's Name Newton & Carolyn Ogletree  
 Mailing Address 1016 Parkmont Way  
Chelsea, AL 35043

Grantee's Name Ashley Hatch & Adam Sparks  
 Mailing Address 1016 Parkmont Way  
Chelssea, AL 35043

Property Address 1016 Parkmont Way  
Chelsea, AL 35043

Date of Sale August 31st, 2017  
 Total Purchase Price \$ 361,000.00

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  
☐ 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 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).

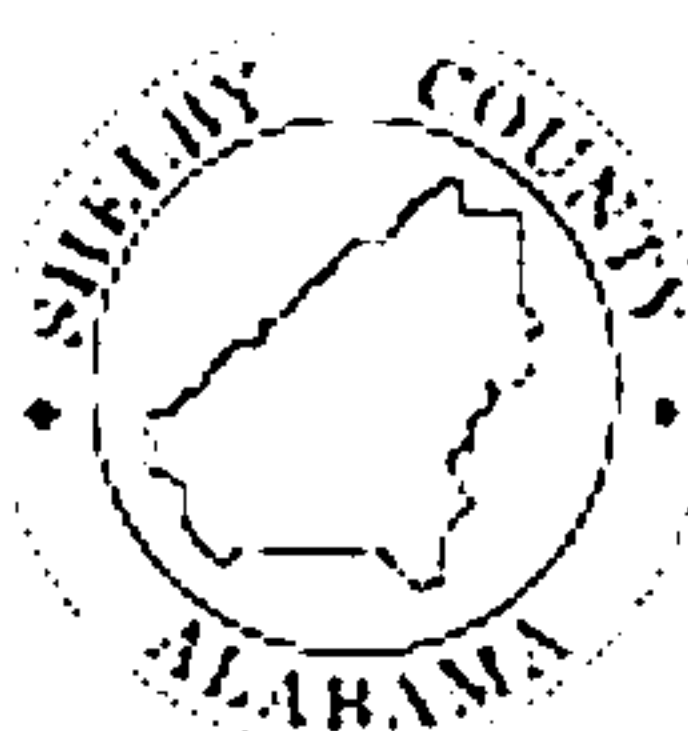
Date 9/1/2017

Print Jordan Harrison

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested  
 (verified by)

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/05/2017 10:33:05 AM  
 \$93.50 CHERRY  
 20170905000321910

[Signature]