

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

ZACHARIAH HUNTER SEANOR
2108 CHANDAWOOD DR
PELHAM, ALABAMA 35124

WARRANTY DEED

20180430000143830

04/30/2018 08:14:19 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Sixty Five Thousand Nine Hundred and 00/100 Dollars (\$165,900.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, JERRY WAYNE HUGHES, an unmarried person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto ZACHARIAH HUNTER SEANOR AND HALEY AMANDA SEANOR (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 67, ACCORDING TO THE SURVEY OF AMENDED MAP OF CHAPPARAL, FIRST SECTOR, PHASE I, AS RECORDED IN MAP BOOK 7, PAGE 161, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

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.

\$149,310 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

JERRY WAYNE HUGHES IS THE SURVIVING GRANTEE TO THAT DEED FILED OCTOBER 4, 1988 IN BOOK 210, PAGE 551 AS PAMELA M. HUGHES DIED ON OR ABOUT FEBRUARY 28, 2011

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 27th day of APRIL, 2018.

Jerry Wayne Hughes
JERRY WAYNE HUGHES

STATE OF ALABAMA)
SHELBY COUNTY)

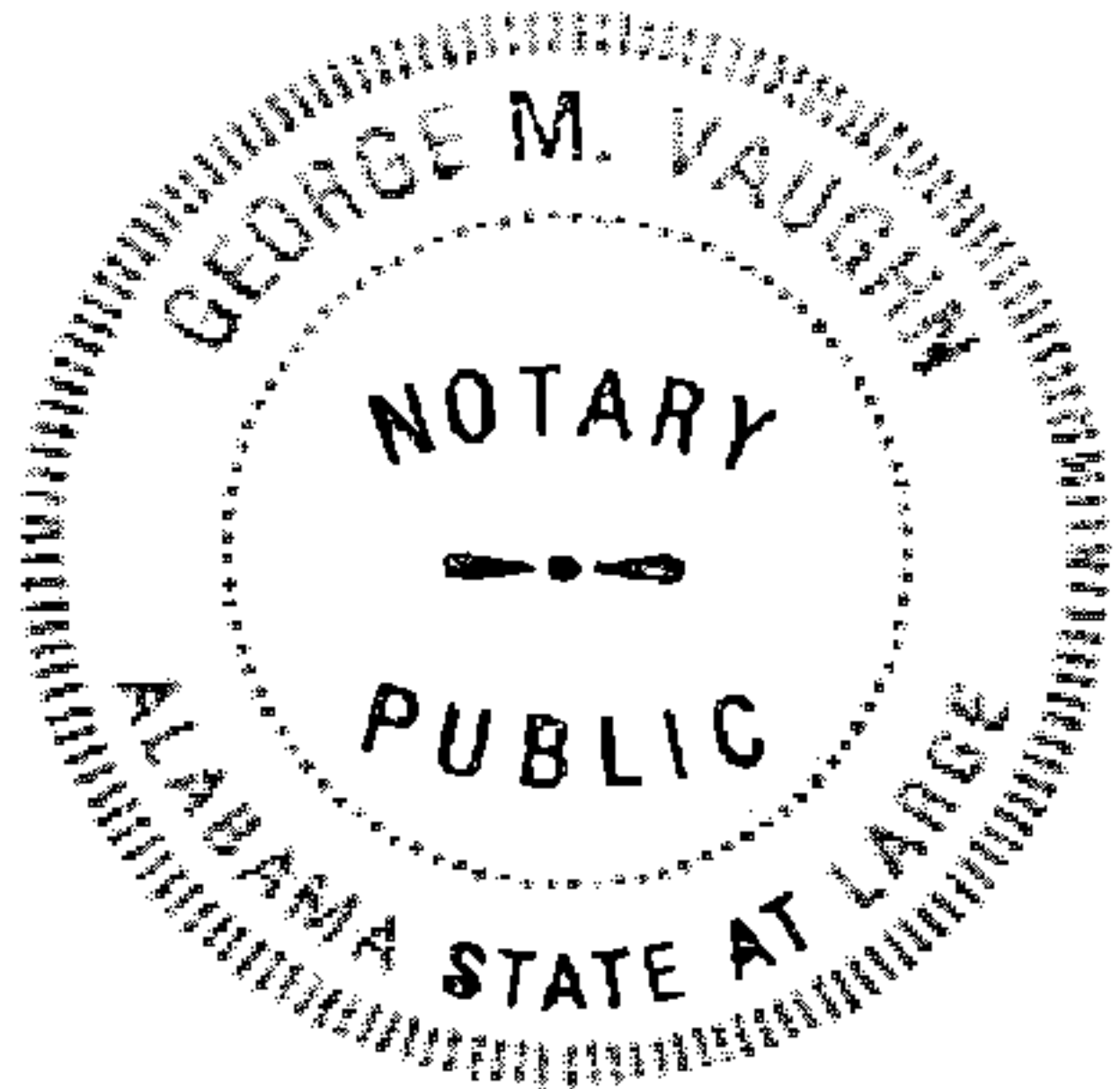
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JERRY WAYNE HUGHES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2018.

[Signature]

Notary Public

My Commission Expires: 9/18/2021



Real Estate Sales Validation Form

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

Grantor's Name Jerry Wayne Hughes
Mailing Address 46 Gary Vaughn
300 Cahaba Park Circle Ste 20
Birmingham AL 35244

Grantee's Name Zachariah Seano
Mailing Address 2108 Chandawood Dr
Pelham AL 35127

Property Address 2108 Chandawood Dr
Pelham AL 35127

Date of Sale 4/27/2018
Total Purchase Price \$ 165,900

or
Actual Value \$ _____

20180430000143830 04/30/2018 08:14:19 AM DEEDS 3/3 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 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 4/27/2018

Print George M. Vaughn

Unattested _____
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2018 08:14:19 AM
\$38.00 CHERRY
20180430000143830

[Signature]