

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA


SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Jeffrey Hassett, deceased, in accordance with his will probated in Case No. PR-2019-000230 in the Probate Court of Shelby County, Alabama, the undersigned Carolyn Hassett and James E. Hassett, personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said will do grant, bargain, sell and convey unto Carolyn Hassett and James Edward Hassett (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

From the Northwest corner of Section 11, Township 19 South, Range 2 East, proceed South 1 deg. 24 min. 24 sec. East along the West boundary of said Section 11 for 1343.01 feet to a point on the Southerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence North 89 deg. 22 min. 13 sec. East along said right-of-way for 3.14 feet; thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 264.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 91.33 feet; thence North 85 deg. 10 min. 05 sec. East along said right-of-way for 348.94 feet to a point of intersection with the Westerly right-of-way of Alabama Highway No. 25 and the Northerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence South 12 deg. 32 min. 38 sec. East along the Westerly right-of-way of said Alabama Highway No. 25 for 196.62 feet; thence leaving said right-of-way proceed South 86 deg. 36 min. 45 sec. West 301.31 feet; thence South 88 deg. 11 min. 51 sec. West 172.45 feet; thence North 2 deg. 40 min. 13 sec. West 183.48 feet, back to the POINT OF BEGINNING. Containing 1.98 acres, more or less. The above described parcel of land is located in the NW 1/4 of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

Jeffrey Hassett is one and the same person as James Jeffrey Hassett.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon


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Shelby Cnty Judge of Probate, AL
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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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of April, 2019.

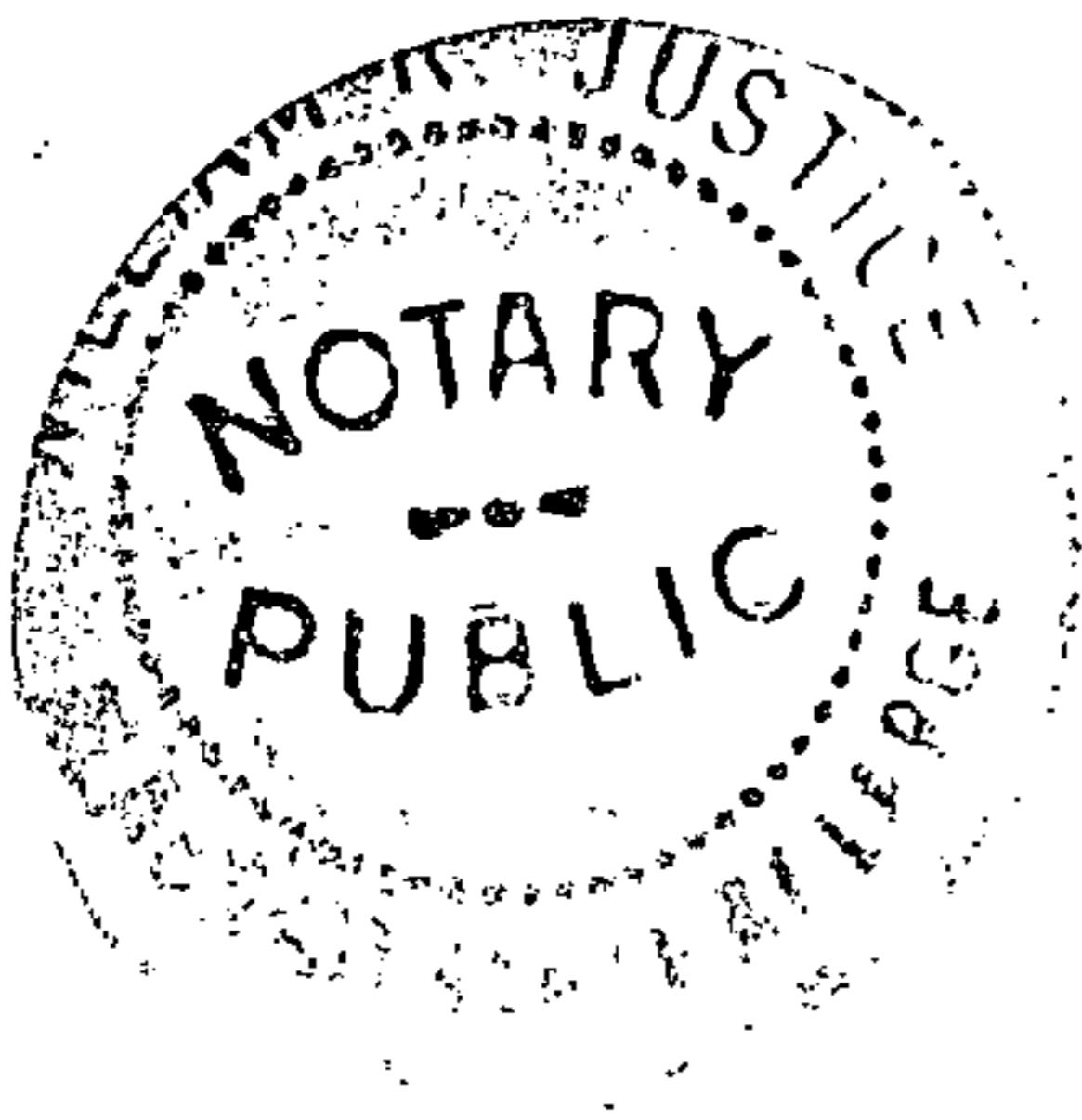
Carolyn Hassett
Carolyn Hassett, as personal representative

James E. Hassett
James E. Hassett, as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Hassett and James E. Hassett, whose names as personal representatives of the estate of Jeffrey Hassett, deceased, 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 as such personal representatives executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2019.



Allen R. Jentura
Notary Public

My commission expires: 9-11-19



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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 Estate of Jeffrey Hassett
Mailing Address PO Box 224
Vincent, AL 35178

Grantee's Name Carolyn + James Hassett
Mailing Address PO Box 224
Vincent, AL 35178

Property Address Hwy 25
Vincent, AL

Date of Sale 4-15-19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 86,570.00

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

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 4-15-19

Print JAMES E. HASSETT

Unattested (verified by)

Sign James E. Hassett (Grantor/Grantee/Owner/Agent) circle one

