


This instrument was prepared by:
Wallace, Ellis, Fowler & Head
Columbiana, AL. 35051


20130220000071820 1/2 \$285.00
Shelby Cnty Judge of Probate, AL
02/20/2013 12:17:21 PM FILED/CERT

Send Tax Notice To:
Sanford D. Hatton, Jr.
P.O. Box 976
Columbiana, AL. 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two hundred seventy thousand dollars (\$270,000.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, we, Oliver P. Head and wife Ann B. Head, (herein referred to as Grantors), do grant, bargain, sell, and convey unto Sanford D. Hatton, Jr. and wife Dian J. Hatton, (herein referred to as Grantees) jointly with right of survivorship, the following described real estate, situated in ~~Jefferson~~ Shelby County, Alabama, to wit:

Lot No. 32, according to the Map of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

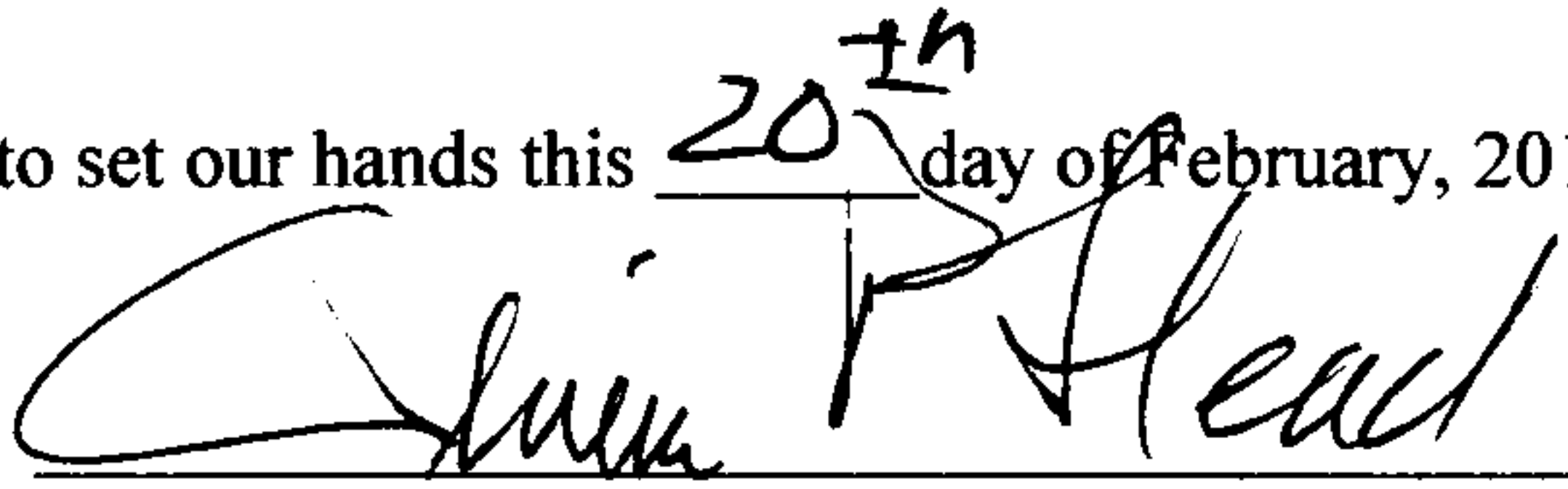
1. Taxes for 2013 and subsequent years.
2. 35-foot building set back line from Christa Circle, as shown on recorded map of said subdivision.
3. 10-foot utility easement over the Northwestern side of said lot, as shown on recorded map.
4. Restrictions as shown on Map Book 6, page 33.
5. Restrictions as recorded in Misc. Book 9, page 579 in Probate Office.
6. Rights acquired by Alabama Power Company by deed recorded in Deed Book 253, pages 116 and 120 in the Probate office of Shelby County, Alabama.
7. Permits to Alabama Power Company as recorded in Deed Book 225, page 918 and Deed Book 292, page 361 in Probate Office.
8. Permit to South Central Bell as recorded in Deed Book 300, page 250 in Probate Office.


The above described property constitutes no part of the homestead of grantor or his spouse.

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 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 herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantees, their successors and assigns that we are lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the property described; that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantees their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of February, 2013.



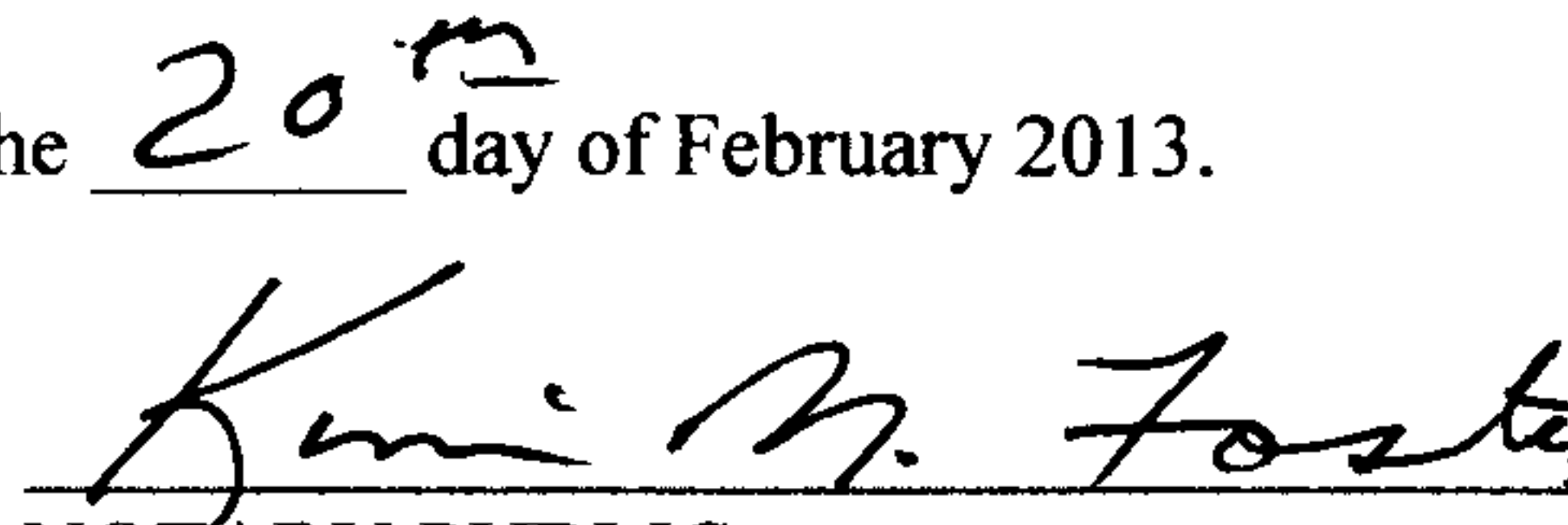
Oliver P. Head


Ann B. Head

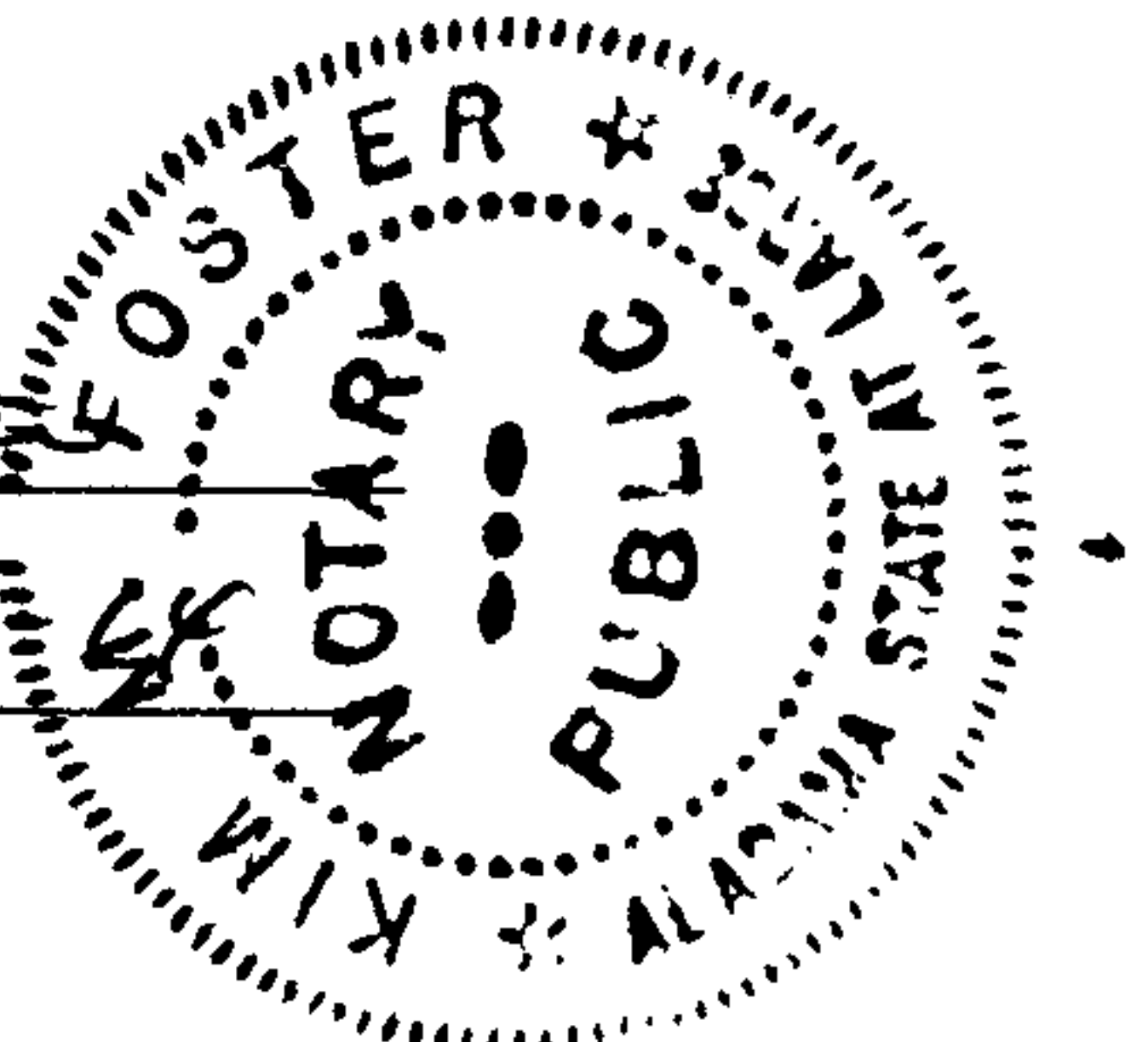
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Oliver P. Head and wife Ann B. Head, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of February 2013.



NOTARY PUBLIC
My Commission Expires: 12-28-14



Real Estate Sales Validation Form

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

Grantor's Name Oliver & Ann Head
Mailing Address P.O. Box 1435
Columbiana, AL. 35051

Grantee's Name Sanford & Dian Hatton
Mailing Address P.O. Box 976
Columbiana, AL. 35051

Property Address 99 Christa Circle
Columbiana, AL. 35143

Date of Sale 02/20/2013
Total Purchase Price \$ \$270,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☐ General Warrant Deed

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2/20/13

Print Sanford D. Hatton, Jr.

☐ Unattested
(verified by)

Sign *Sanford D. Hatton, Jr.*
(Grantor/Grantee/Owner/Agent) circle one

