

Send tax notice to:


JOHN LAWRENCE MITCHELL
665 BARKLEY CIRCLE
ALABASTER, AL, 35007

STATE OF ALABAMA
Shelby COUNTY

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

2013056

WARRANTY DEED


20130307000095740 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
03/07/2013 12:31:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, MATTHEW HAROLD HARDEMON and DONNA HARDEMON, FKA, DONNA RENEE POUNDERS, HUSBAND AND WIFE, (hereinafter referred to as "Grantors") by JOHN LAWRENCE MITCHELL and GLENDA KAY MITCHELL (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:

LOT 243, ACCORDING TO THE MAP OF SILVER CREEK, SECTOR II, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. SUCH STATE OF FACTS AS SHOWN ON THE MAP OF SIVLER CREEK, SECTOR II, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOUCMENT RECORDED IN INSTRUMENT NO. 2000-30023, AMENDED IN INSTRUMENT NO. 20040914000511390 AND INSTRUMENT NO. 20020417000178731, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$120,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

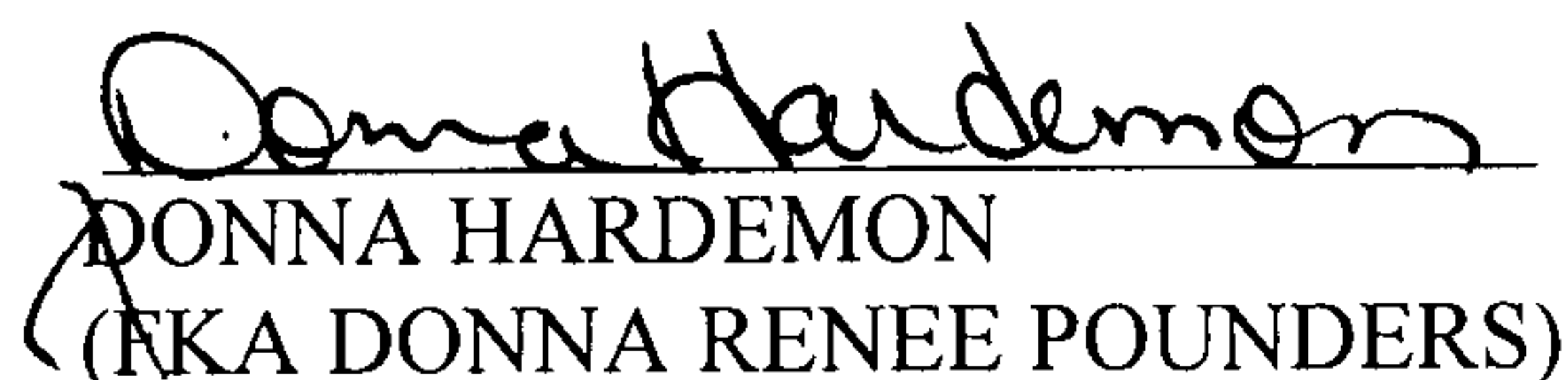
DONNA HARDEMON AND DONNA RENEE POUNDERS ARE ONE AND THE SAME PERSON.

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.

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax: \$150.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 19th day of February, 2013.

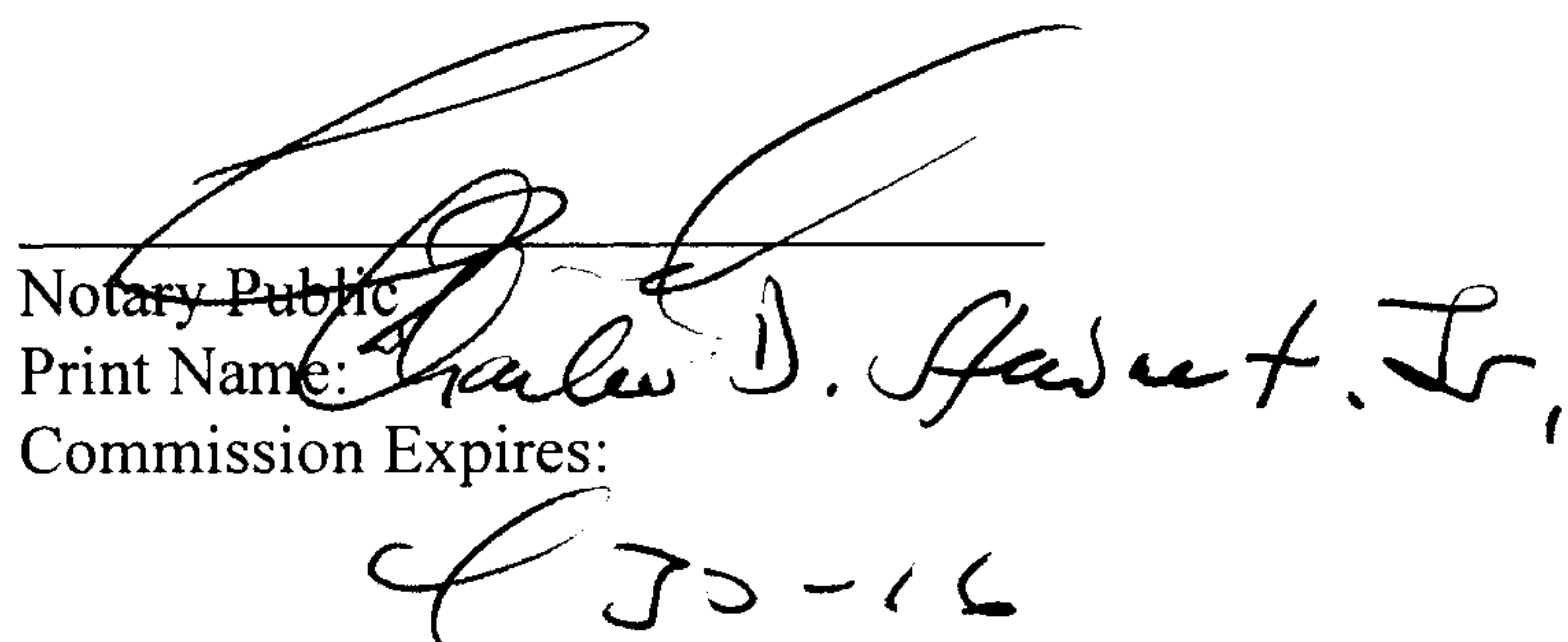

MATTHEW HAROLD HARDEEMON



DONNA HARDEEMON
(FKA DONNA RENEE POUNDERS)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MATTHEW HAROLD HARDEEMON and DONNA HARDEEMON, whose
names are signed to the foregoing instrument, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2013.


Notary Public
Print Name: Charles D. Hardesty, Jr.
Commission Expires: 8-30-16


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Shelby Cnty Judge of Probate, AL
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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 Matthew Harold Hardemon
Mailing Address Dore Hardemon
9710 Berkston Road
Dore, AL 35062

Grantee's Name John Lawrence Mitchell
Mailing Address Glenda Kay Mitchell
665 Barkley Circle
Alabaster AL 35007

Property Address 665 Barkley Circle
Alabaster AL 35007

Date of Sale 2-19-13

Total Purchase Price \$ 150,000

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



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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 2-19-13

Print Matthew Harold Hardemon

Unattested by _____
(Notary Public)

Sign Matthew Harold Hardemon
(Grantor/Grantee/Owner/Agent) circle one

Sworn to and subscribed before me this the 19 day of February, 2013.

Form RT-1

