

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jared D. Chaffin
862 McAllister Dr.
Clermont, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Forty Five Thousand No/00 Dollars (\$145,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James M. Hatchett and wife, Krystal Hatchett, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jared D. Chaffin and Amber Michelle Chaffin, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lot 339, according to the Survey of Savannah Pointe, Sector IV, Phase II, as recorded in Map Book 27, Page 123, in the Probate Office of Shelby County, Alabama.


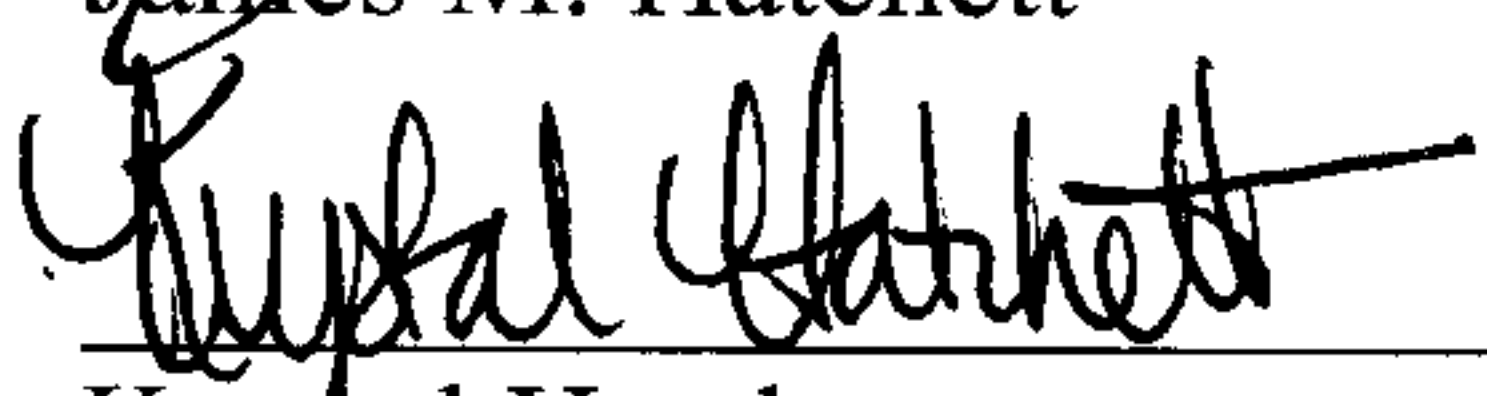
Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May, 2013.


James M. Hatchett

Krystal Hatchett

Shelby County, AL 05/02/2013
State of Alabama
Deed Tax: \$7.50


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Hatchett and Krystal Hatchett, who 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 executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 1st day of May, 2013.



My Commission Expires: 9/12/15


Notary Public

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Buyer)

Grantee's Name Jared D. Chaffin and Amber M. Chaffin

Mailing Address 862 McAllister Drive
Calera, AL 35040

Date of Sale 5/1/13

or

or

Assessor's Market Value \$_____

<u> </u>	Bill of Sale
<u> </u>	Sales Contract
<u> </u>	
x	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.



20130502000179410 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
05/02/2013 01:29:00 PM FILED/CERT

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 5-1-13

† Sign

Grantor/Grantee/Owner/Agent) circle one

Print

(Verified by)

Unattested