

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

Send Tax Notice to:
James Hatchett & Krystal Hatchett
367 Oak Street
Thorsby, AL 35171

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 Fifty Thousand No/00 Dollars (\$150,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Eugene D. Shanks and wife, Deborah Z. Shanks (as to an undivided one-half interest) and Mark Henderson and wife, Kelly E. Henderson (as to an undivided one-half interest),** (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **James Hatchett and wife, Krystal Hatchett, (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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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, including but not limited to, that certain Agreement dated October 30, 2012 and recorded in Instrument #20121102000421870, in the office of the Judge of Probate of Shelby County, Alabama.

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 17th day of September, 2013.

Eugene D. Shanks
Eugene D. Shanks

Deborah Z. Shanks
Deborah Z. Shanks

Mark Henderson
Mark Henderson

Kelly E. Henderson
Kelly E. Henderson

STATE OF CALIFORNIA
COUNTY OF Los Angeles

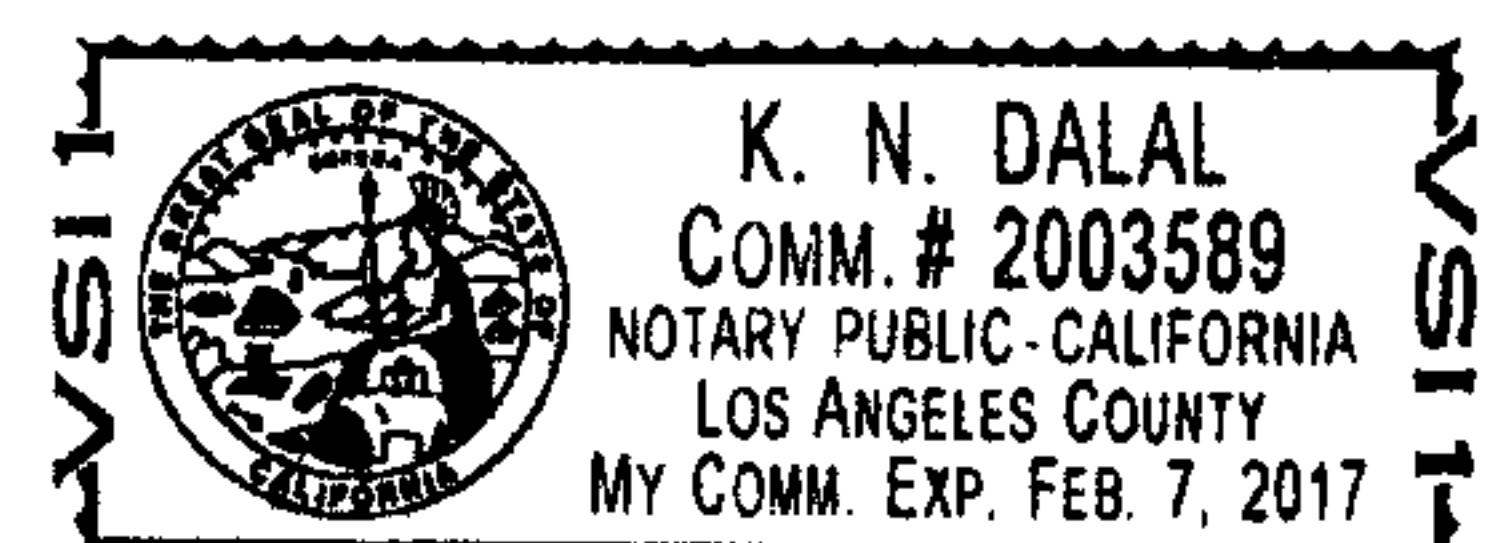
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eugene D. Shanks and Deborah Z. Shanks, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 13th day of Sept, 2013

Shelby County, AL 10/03/2013
State of Alabama
Deed Tax: \$2.00

Notary Public
Notary Public

My Commission Expires: 2/7/2017



STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Mark Henderson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2013.

Cystal Ewing
Notary Public



My commission expires: 5-20-2017

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kelly E. Henderson, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2013.

Cystal Ewing
Notary Public




My commission expires: 5-20-2017



20131003000397600 2/4 \$27.00
Shelby Cnty Judge of Probate, AL
10/03/2013 02:08:29 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35, a distance of 776.85 feet to a point; thence South 00 degrees 00 minutes 00 seconds East a distance of 269.29 feet to the point of beginning, also being on the West bank of Shack Branch slough on Lay Lake; thence South 22 degrees 35 minutes 51 seconds East along said slough a distance of 13.52 feet to a point; thence South 11 degrees 59 minutes 34 seconds East along said slough a distance of 46.30 feet to a point; thence South 3 degrees 33 minutes 58 seconds East continuing along said slough a distance of 31.88 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 383.97 feet to a point; thence North 34 degrees 33 minutes 39 seconds West a distance of 108.79 feet to a point; thence North 89 degrees 59 minutes 58 seconds East a distance of 428.58 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated August 25, 2005. Situated in Shelby County, Alabama.


20131003000397600 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
10/03/2013 02:08:29 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Names: Eugene D. Shanks & Deborah Z. Shanks
Mailing Address 30260 Fox Branch Road
Loxley, AL 36551

Grantee's Name James Hatchell & Krystal Hatchett
Mailing Address 367 Oak Street
Thorsby, AL 35171

Kelley Henderson, 21530 Cotton Creek Dr., Gulf Shores, AL 36542
Mark Henderson, 26945 Ard Road, Robertsdale, AL 36567

PROPERTY ADDRESS: 12389 Hwy 47
Shelby, AL 35143

Date of Sale _____

Total Purchase Price \$ 150,000.00

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

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 9.16.2013

Sign Mark Henderson Kelly E. Henderson
(Grantor/Grantee/Owner/Agent) circle one

Print Mark Henderson Kelly E Henderson

Cathy E. Henderson
(Verified by)

☐ Unattested

Form RT-1

20131003000397600 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
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