


## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

  
20140103000003380 1/5 \$101.50  
Shelby Cnty Judge of Probate, AL  
01/03/2014 12:11:04 PM FILED/CERT

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Ryan Hartfield and Heather Ammer Hartfield, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Donovan Builders, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

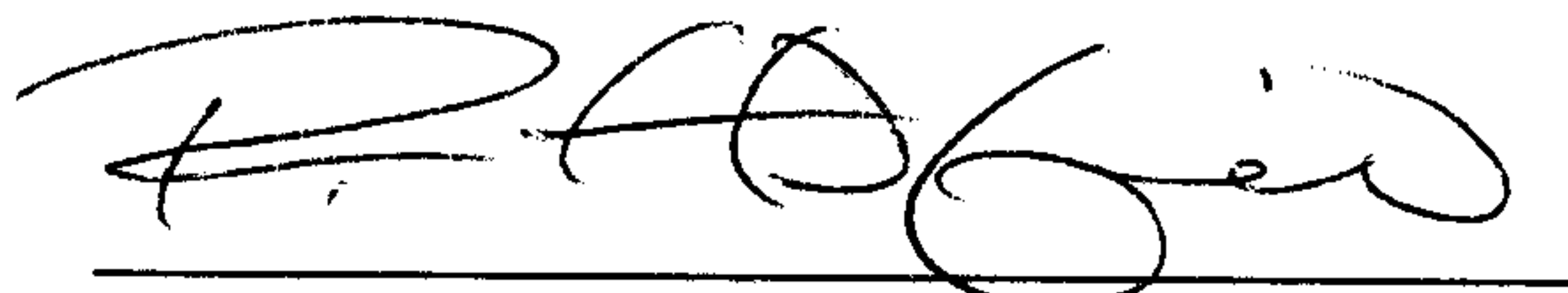
This instrument was prepared without the benefit of title.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 15<sup>th</sup> day of November, 2013.

Shelby County, AL 01/03/2014  
State of Alabama  
Deed Tax: \$75.50

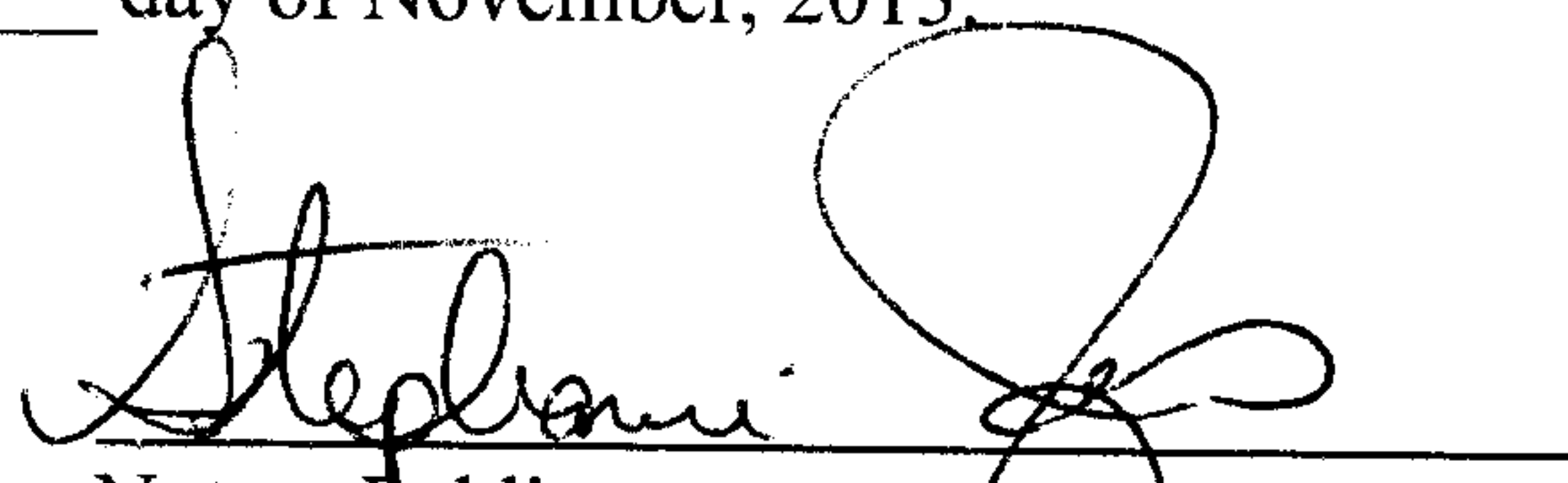
  
Ryan Hartfield

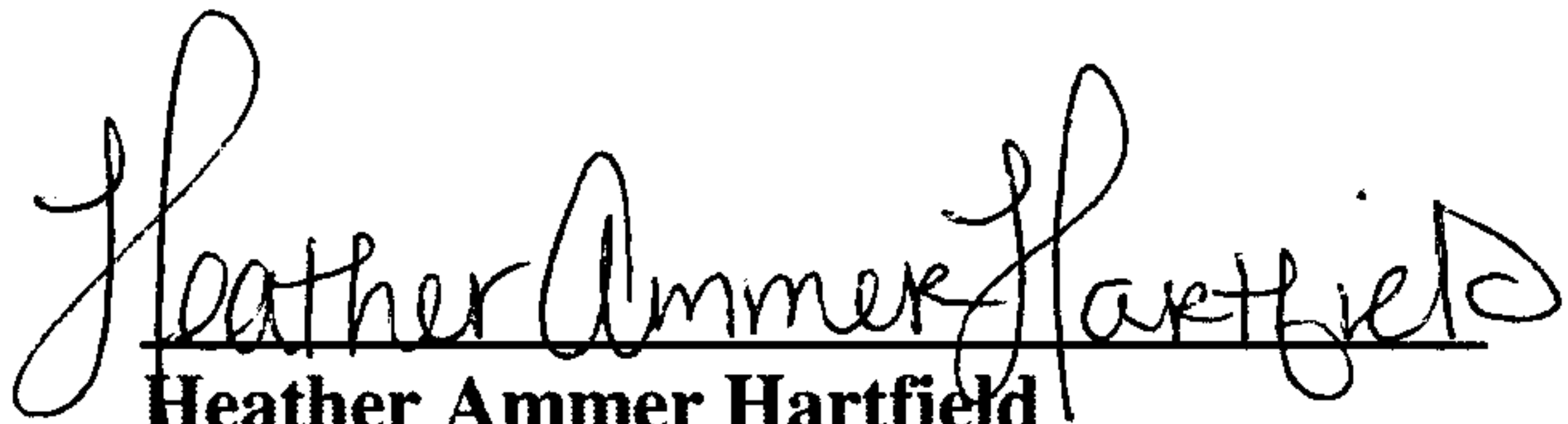
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan Hartfield**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of November, 2013.

STEPHANIE JONES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 12, 2017

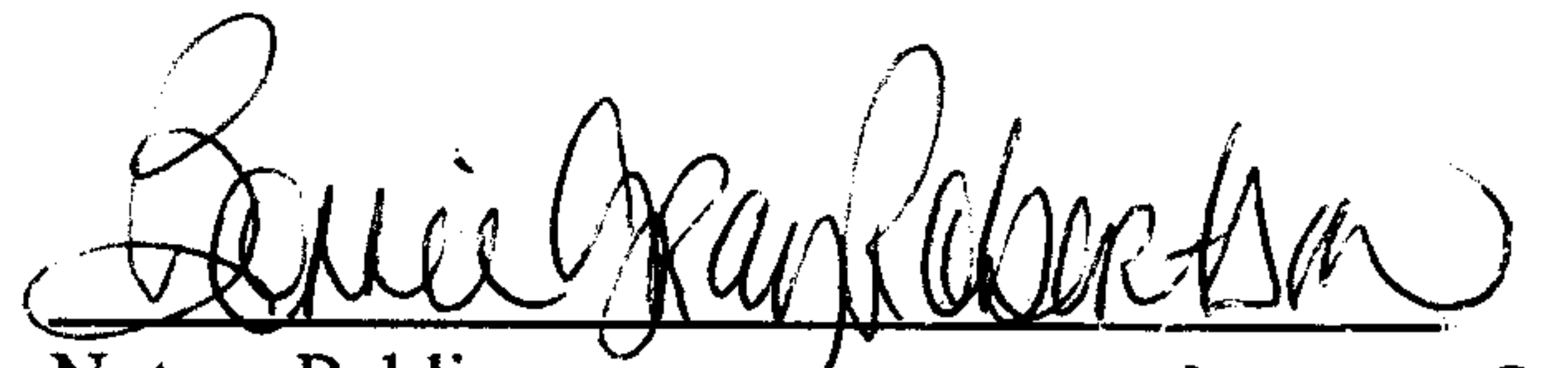
  
Notary Public  
My Commission Expires: 02-12-17

  
Heather Ammer Hartfield

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heather Ammer Hartfield**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of November, 2013.

  
Notary Public  
My Commission Expires: 12-9-2013



**EXHIBIT "A"**


**Parcel "B"**

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 01 degrees 57 minutes 06 seconds East along the 1/4-1/4 line, a distance of 612.71 feet; thence North 88 degrees 48 minutes 59 seconds East, a distance of 624.46 feet; thence North 00 degrees 01 minutes 04 seconds West, a distance of 599.93 feet, thence South 89 degrees 57 minutes 28 seconds West along the 1/4-1/4 line, a distance of 645.01 feet to the point of beginning.

*Also, an Easement over the following described property for ingress, egress, and utilities:*

*An Easement sixty (60) feet in width for a right-of-way for a road over and across the SE 1/4 of the SW 1/4 of Section 8 and the E 1/2 of the NW 1/4 of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama; said right-of-way centerline more particularly described as follows: Begin 30 feet West of the intersection of the East line of SE 1/4 of the SW 1/4, Section 8, Township 22 South, Range 1 West and the Shelby County Road Number 42, thence Southwardly meandering along ridge and old logging road in said SE 1/4 of the SW 1/4, Section 8; thence continue Southwardly meandering along ridge and old logging road in E 1/2 of the NW 1/4 of Section 17, to the North of the NE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama.*

*Also, an Easement over the E 30' of the following described property for ingress, egress, and utilities: Commence at the NW Corner of the NE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 01 degrees 57 minutes 06 seconds E along the 1/4 - 1/4 line, a distance of 612.71'; thence N 88 degrees 48 minutes 59 seconds E, a distance of 624.46'; thence N 00 degrees 01 minutes 04 seconds W, a distance of 599.93'; thence S 89 degrees 57 minutes 28 seconds W along the 1/4 - 1/4 line, a distance of 645.01' to the POINT OF BEGINNING.*

  
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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 Ryan Hartfield  
Mailing Address Heather Ammer Hartfield  
220 Barkwood Loop  
Calera, AL 35040

Grantee's Name Donovan Builders, LLC  
Mailing Address 3584 Hwy. 31 S., PMB 178  
Pelham, AL 35124

Property Address NE 1/4 of SW 1/4 of Section 17  
Township 22 S, Range 1 W,  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 75,100.00

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 11/15/13

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unaf



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Print Form

Form RT-1