

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Shaun T. Southall
904 Teaberry Lane
Hoover, AL 35244

WARRANTY DEED

20140121000020280 1/2 \$53.50
Shelby Cnty Judge of Probate, AL
01/21/2014 03:43:47 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twenty-Nine Thousand And No/100 Dollars (\$329,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Donald L. Hasseld and wife, Judy A. Hasseld (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shaun T. Southall and Alanna S. Rose-Southall (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 3218, according to the survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Ninety-Two Thousand Six Hundred Twelve And No/100 Dollars (\$292,612.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 17, 2014.


Donald L. Hasseld

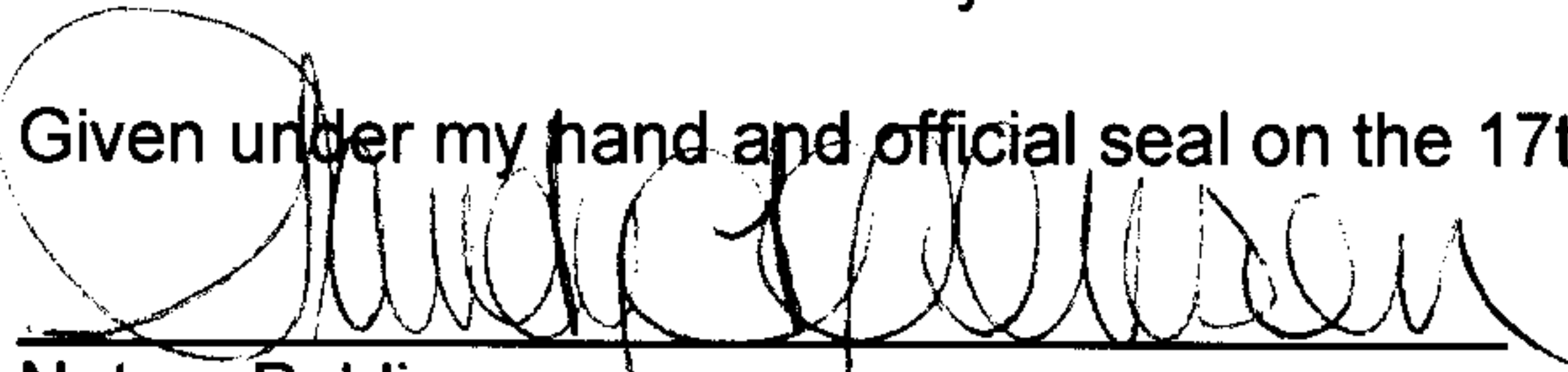

Judy A. Hasseld

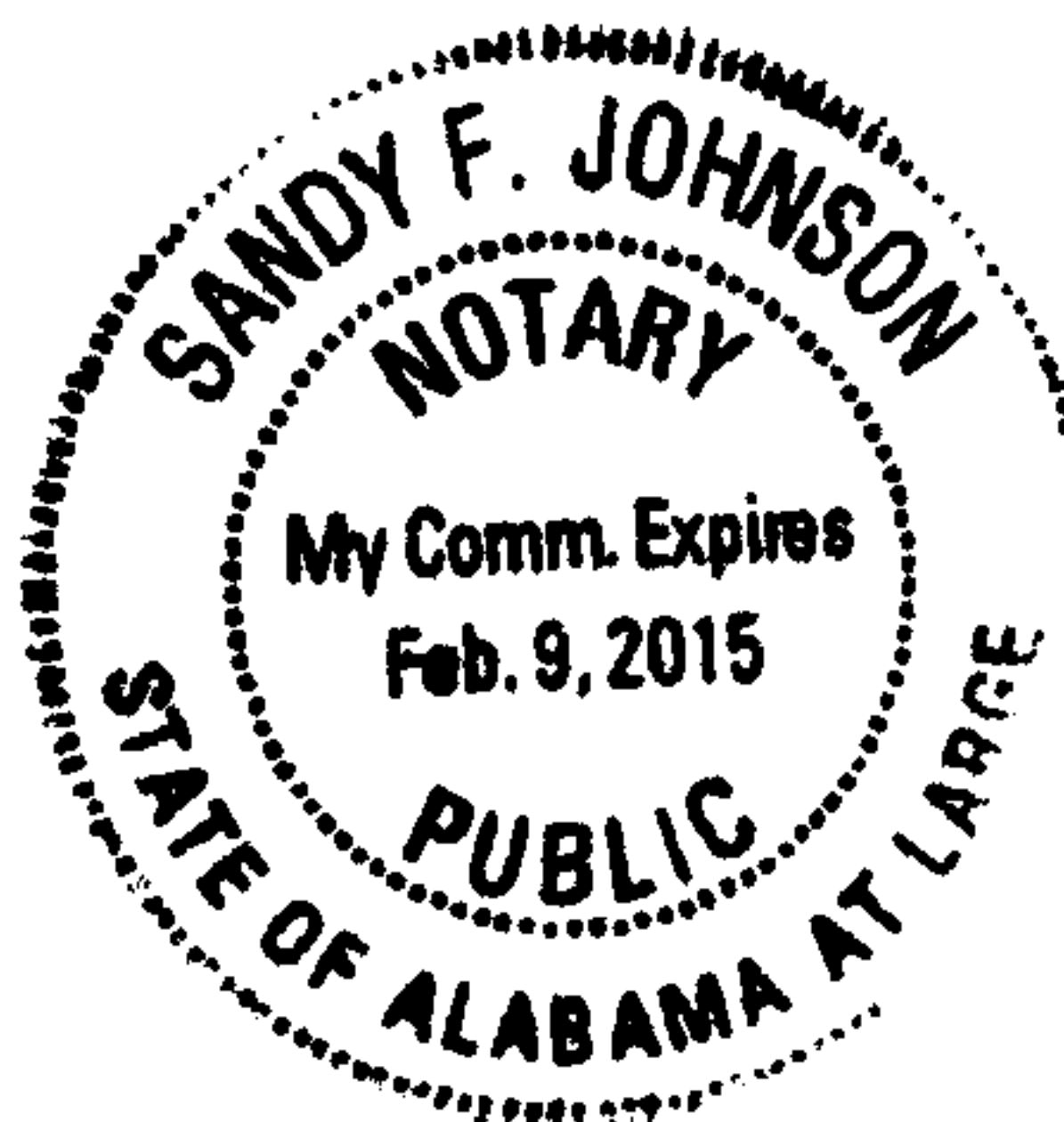
Shelby County, AL 01/21/2014
State of Alabama
Deed Tax: \$36.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald L. Hasseld and Judy A. Hasseld, 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 the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 17th day of January, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Donald L. Hasseld and Judy A. Hasseld

Grantee's Name Shaun T. Southall

Mailing Address 904 Teaberry Lane
Hoover, AL 35244

Mailing Address 3094 Arbor Bend
Hoover, AL 35244

Property Address 904 Teaberry Lane
Hoover, AL 35244

Date of Sale January 17, 2014
Total Purchase Price \$329,000.00

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 - Donald L. Hasseld and Judy A. Hasseld, 904 Teaberry Lane, Hoover, AL 35244.

Grantee's name and mailing address - Shaun T. Southall, 3094 Arbor Bend, Hoover, AL 35244.

Property address - 904 Teaberry Lane, Hoover, AL 35244

Date of Sale - January 17, 2014.

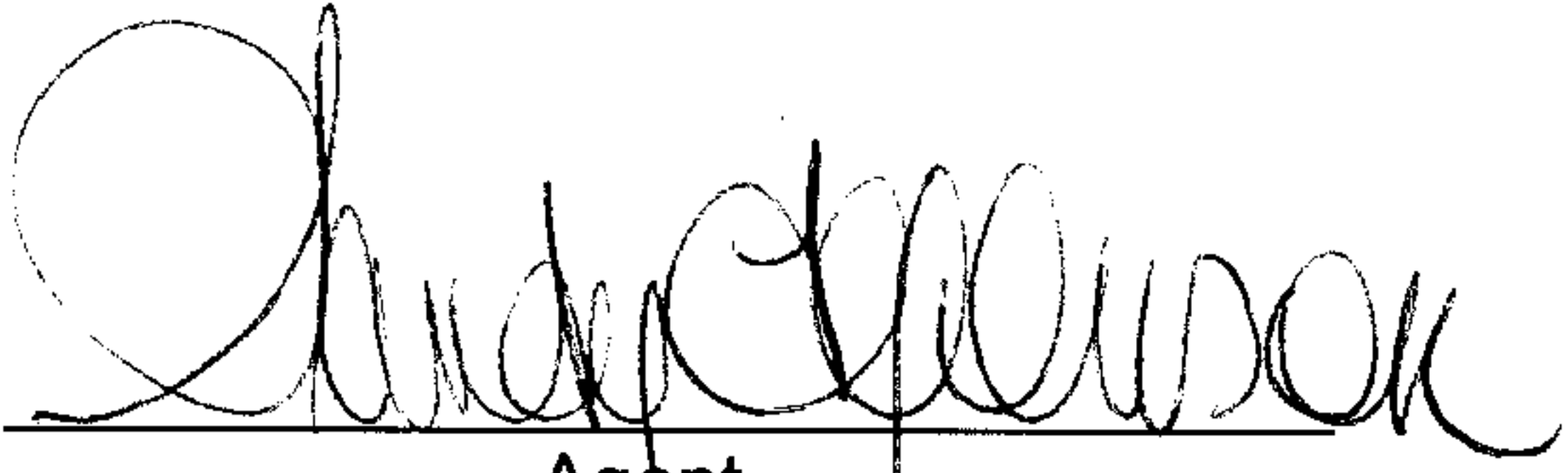
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: January 17, 2014

Sign 
Agent

