

Prepared By Iris Kish

616 Main Street,
Montevallo, AL 35115

This property does not constitute
homestead for Grantor.

Send Tax Notice to: Anthony Hudson
P.O. Box 333
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED: SINGLE TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$7,000 and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Angela Chism and Quinten Chism, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Anthony A. Hudson, hereinafter called "Grantee" for and during his life and upon his death, with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of Lot 1, Block 5, of the Survey of Aldmont, as recorded in Map Book 3, Page 3 in the Office of the Judge of Probate, Shelby County, Alabama; thence run West along the North line of Lot 1 for 149.70 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 58.57 feet; thence turn an angle to the left of 94 degrees 16 minutes 25 seconds and run South for 75.04 feet; thence turn an angle to the right of 94 degrees 12 minutes 22 seconds and run West for 148.83 feet to a point on the West line of said Lot 1; thence turn an angle to the left of 94 degrees 12 minutes 26 seconds and run South along the West line of Lot 1 for 40.13 feet; thence turn an angle to the left of 88 degrees 35 minutes 27 seconds and run East for 100.00 feet; thence turn an angle to the right of 88 degrees 35 minutes 27 seconds and run South for 200.00 feet to a point on the South line of Lot 1; thence turn an angle to the left of 88 degrees 35 minutes 27 seconds and run East along the South line of Lot 1 for 100.03 feet; thence turn an angle to the left of 90 degrees 07 minutes 07 seconds and run North for 304.96 feet to the point of beginning. Contains 0.7338 Acre.

Survey done August 20, 1997, revised August 26, 1997, by Steven H. Gay, Reg. No. 17522.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, for and during his life and upon his death to the heirs of such survivor forever, with every contingent remainder and right of reversion. There are no current liens or holds on this property, and no moneys owed.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in the simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and default the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 25th day of April, 2014 at 616 Main Street, Montevallo, AL 35115.

GRANTOR

Angela Chism (L.S.)
Quinten Chism (L.S.)

Willie E Williams
(WITNESS)
(WITNESS)

GRANTEE

Anthony A Hudson (L.S.)

Shelby County, AL 04/29/2014
State of Alabama
Deed Tax: \$7.00

STATE OF ALABAMA)

ACKNOWLEDGEMENT

COUNTY OF SHELBY)

I, T. Richard Walker, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is (are) signed to the foregoing Warranty Deed, who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of April, 2014.

T. Richard Walker
NOTARY PUBLIC
My 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 Angela and Quinteen Chism
Mailing Address 131 Bice Circle
Montevallo AL 35115

Grantee's Name Anthony Hudson
Mailing Address P.O. Box 333
Montevallo AL 35115

Property Address 24 Chism Circle
Montevallo AL, 35115

Date of Sale _____

Total Purchase Price \$ 7,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20140429000126680 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/29/2014 09:38:55 AM FILED/CERT

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 4/29/14

Unattested

(verified by)

Print Anthony Hudson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1