

THIS DEED WAS PREPARED WITHOUT
TITLE EXAMINATION OR LEGAL
OPINION AND THE LEGAL
DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE
GRANTOR HEREIN.



20140815000255900 1/4 \$157.50
Shelby Cnty Judge of Probate, AL
08/15/2014 02:11:16 PM FILED/CERT

Grantor:

Anna G. Hamblen
244 Fern Creek Drive
Bessemer Al 35022

Send Tax Notice To Grantee At:

Anna Guarino Hamblen and
Donald Kent Hamblen
244 Fern Creek Drive
Bessemer Al 35022

Property Address:

244 Fern Creek Drive
Bessemer Al 35022

Source of Title: Book: 297 Page: 69

This instrument was prepared by:

Andrew Laplante
1604 Third Avenue North
Bessemer, AL 35020

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of Five Hundred and 00/100 Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Anna G. Hamblen** and husband, **Donald Kent Hamblen** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Anna Guarino Hamblen** and husband, **Donald Kent Hamblen** (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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the West ½ of the

Northeast ¼ of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama; thence run North 89 degrees 16 minutes 40 seconds West along the South line of said ¼ section 287.27 feet to the point of beginning; thence continue along last described course 287.27 feet; thence run North 00 degrees 05 minutes 16 seconds West 658.74 feet; thence run South 89 degrees 13 minutes 53 seconds East 287.78 feet; thence run South 00 degrees 02 minutes 38 seconds East 658.50 feet to the point of beginning. Also a 30 foot wide easement for ingress and egress Commence at the Southeast corner of the West ½ of the Northeast ¼ of Section 1, Township 21, South, Range 5 West, Shelby County, Alabama; thence run North 00 degrees 00 minutes 00 seconds East 658.26 feet; thence run North 89 degrees 13 minutes 53 seconds West 287.78 feet to the point of beginning of a 30 foot wide easement for ingress and egress said point being situated on the centerline of said easement and said easement lying 15 feet on either side of said centerline; thence continue on last described course 302.78 feet; thence run North 00 degrees 05 minutes 16 seconds West 2000 feet more or less to its intersection with the right-of-way line of South Shades Crest Road.

Subject to:

- 1) Taxes for the year 1990.
- 2) Mineral and mining rights and release of damages in Deed Book 121, Page C73 '294.
- 3) Right-of-way to Alabama Power Company in Deed Book 138, Page 380 and 381.
- 4) There shall be no trailers and no mobile homes placed on subject property. 1,J
- 5) The minimum footage to be used, in the event a single-family residence is constructed, shall be 1,500 square feet, if one-level.
- 6) If a multi-level, single-family residence is constructed, there shall be at least 1,400 square feet on the main level, and this shall not include any part of a basement area.
- 7) Any further division of the property owned by either the Grantors or the Grantee shall not be subdivided in any parcel less than three acres in size.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 25 day of April, 1998.

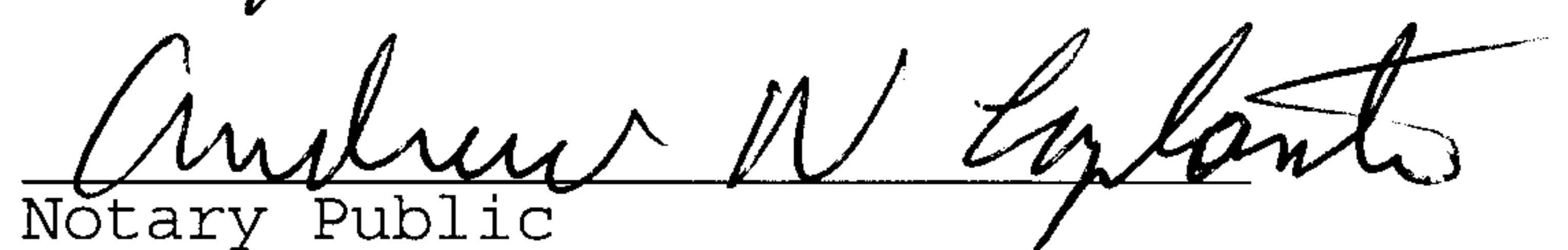
 (SEAL)
Anna G. Hamblen

 (SEAL)
Donald Kent Hamblen

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Anna G. Hamblen** and husband, **Donald Kent Hamblen**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 25th day of April, 2014.


Notary Public

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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 Anna G. Hamblen
Mailing Address 244 Fern Creek Drive
Bessemer, Alabama 35022

Grantee's Name Anna Guarino Hamblen and
Mailing Address 244 Fern Creek Drive
Bessemer, Alabama 35022

Property Address 244 Fern Creek Drive
Bessemer, Alabama 35022

Date of Sale 4-25-2014
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 268,650.00

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
XX 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

Print Anna Guarino Hamblin

Unattested

Signature of Anna G. Hamblen
(Grantor/Grantee/Owner/Agent) circle one

(verified hv)



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Form RT-1