


This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Jerry M. Hutchison and Lois J. Hutchison
501 Chase Plantation Pkwy, #501
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY


20140910000284060 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
09/10/2014 02:31:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Paul L. Saia, a married man and Cathie Groover, a married woman** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Jerry M. Hutchison and Lois J. Hutchison** (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 1, according to the survey of Chase Plantation Fifth Sector, as recorded in Map Book 11, page 22, in the Probate Office of 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.

NOTE: The subject property does not constitute the homestead of either Grantor or Grantor's spouses.


NOTE: Josephine Saia, the grantee of a life estate in that deed recorded in Instrument #20140221000047730, died on or about

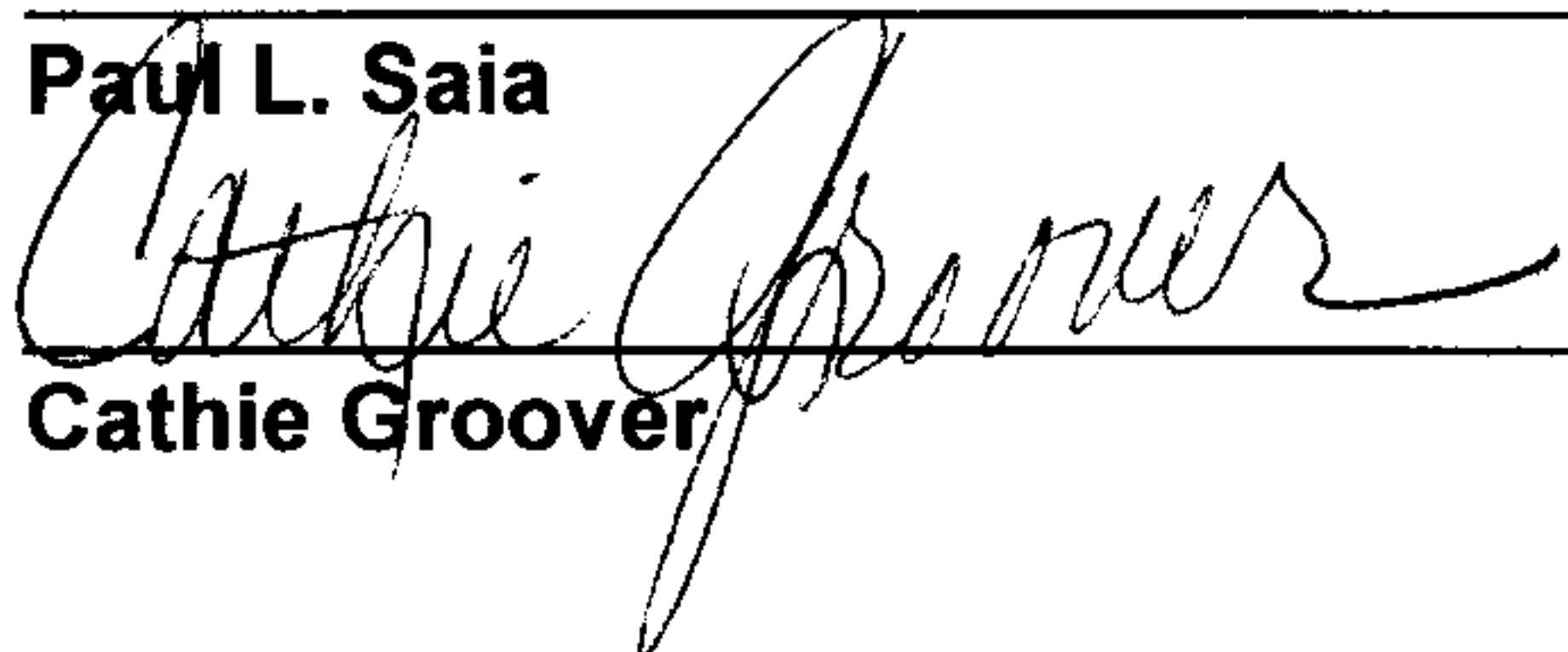
One Hundred Thirty-Nine Thousand Five Hundred And No/100 Dollars (\$139,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 July 23, 2014.



Paul L. Saia


Cathie Groover

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$15.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Paul L. Saia and Cathie Groover, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 23rd day of July, 2014.



Notary Public



FILE NO.: TS-1401500

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

Grantor's Name	Paul L. Saia, Jeneane Levio, and Debra Mosier	Grantee's Name	Jerry M. Hutchison and Lois J. Hutchison
Mailing Address	501 Chase Plantation Pkwy Hoover, AL 35244	Mailing Address	501 Chase Plantation Pkwy Hoover, AL 35244
Property Address	501 Chase Plantation Pkwy Hoover, AL 35244	Date of Sale	July 23, 2014
		Total Purchase Price	\$155,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input type="checkbox"/> Closing Statement	

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 - Paul L. Saia, Jeneane Levio, and Debra Mosier, 501 Chase Plantation Pkwy, Hoover, AL 35244.

Grantee's name and mailing address - Jerry M. Hutchison and Lois J. Hutchison, 501 Chase Plantation Pkwy, Hoover, AL 35244.

Property address - 501 Chase Plantation Pkwy, Hoover, AL 35244

Date of Sale - July 23, 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 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: July 23, 2014

Sign  _____
Agent

