

BHM1400486

Send tax notice to:

Debra Ann Hardeman Prather

3189 Highway 39

Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

VALUE -- \$166,666.00
(TWO THIRDS VALUE)

Shelby COUNTY

WARRANTY DEED



20141023000335040 1/6 \$279.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:27:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, **The Heirs at Law of Ralph N. Hardeman; being Shirley Elaine Hardeman Hayes (1/3 interest), Dorothy Linda Hardeman New (1/3 interest) and Deborah Ann Hardeman Prather (1/3 interest)** (hereinafter referred to as "Grantors"), by **Deborah Ann Hardeman Prather** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Lot 4, Block 2 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West; thence run North along the East line of said 1/4 - 1/4 Section a distance of 266.14 feet to the point of beginning; thence continue North along said line a distance of 315.0 feet; thence turn an angle of 72 degrees 33 minutes 01 seconds to the left and run a distance of 1469.89 feet to the East right of way line of County Highway No. 39; thence turn an angle of 78 degrees 56 minutes to the left and run along said right of way a distance of 111.19 feet; thence turn an angle of 0 degrees 54 minutes to the right and run along the arc of a curve whose Delta angle is 1 degree 48 minutes, tangent distance is 23.33 feet, radius is 1485.15 feet, length of arc is 46.93 feet; thence turn an angle of 96 degrees 43 minutes to the left and run a distance of 1599.24 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4 of Section 3 and the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, all in Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL 2:

A triangular wedge of land out of the Northwest corner of Lot 3, Block 2, Gilbert Estate (1964), more particularly described by metes and bounds as follows: Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 266.20 feet to a point; thence turn 67 degrees 12 minutes 59 seconds left and run Northwesterly 1300.10 feet to the point of beginning of the property being described; thence continue along last described course 300.00 feet to a point on the Easterly margin of Shelby County Highway No. 39; thence turn 163 degrees 18 minutes 03 seconds left and run Southeasterly 313.21 feet to a point; thence turn 106 degrees 41 minutes 57 seconds left and run North-Northeasterly 90.00 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., RLS #9049, dated May 9, 1995

108 5 Sept. 28, 2014
SEkh DLHN

THE DESCRIPTIONS OF PARCELS 1 AND 2 COMBINED ARE DESCRIBED AS FOLLOWS:

PARCEL 3:

Lot 4, of Block 2, and a portion of Lot 3 of Block 2, of GILBERT ESTATE, as shown by map made by Frank W. Wheeler of November 20, 1964, shown hereon and more particularly described to-wit: From the SE corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West; run thence North along the accepted East boundary of said SW 1/4 of the NW 1/4 a distance of 266.20 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 317.54 feet to a 1/2 inch rebar; thence turn 72 degrees 30 minutes 40 seconds left and run 1466.27 feet to a 3/4 inch pipe on the Easterly boundary of Shelby County Highway No. 39 (80-foot right of way); thence turn 80 degrees 17 minutes 01 seconds left and run 121.20 feet along said road boundary to a broken 6 inch x 6 inch concrete monument; thence turn 07 degrees 51 minutes 09 seconds right and run a chord distance of 36.19 feet to a 3/4 inch pipe; thence turn 85 degrees 29 minutes 18 seconds left and run 313.23 feet to a 1/2 inch rebar; thence turn 106 degrees 43 minutes 29 seconds left and run 89.99 feet to a 1/2 inch rebar; thence turn 89 degrees 58 minutes 25 seconds right and run 1300.05 feet to the point of beginning of herein described parcel of land. Situated in the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, and the SE 1/4 of the NE 1/4 of Section 4, Township 20, Range 1 West.

Situated in Shelby County, Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

OUTSTANDING MORTGAGE FROM RALPH N. HARDEMAN AND WIFE,
DOROTHY R. HARDEMAN DATED 1/22/2003 AND RECORDED 1/23/2003 IN
INSTRUMENT 20030123000043710, IN SHELBY COUNTY, ALABAMA.

The Grantor do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.



20141023000335040 2/6 \$279.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:27:02 AM FILED/CERT

28th IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the
day of September, 2014.

2015 Sept. 28, 2014
SEkh

Shirley Elaine Hardeman Hayes
Shirley Elaine Hardeman Hayes

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Elaine Hardeman Hayes, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28 day of Sept, 2014

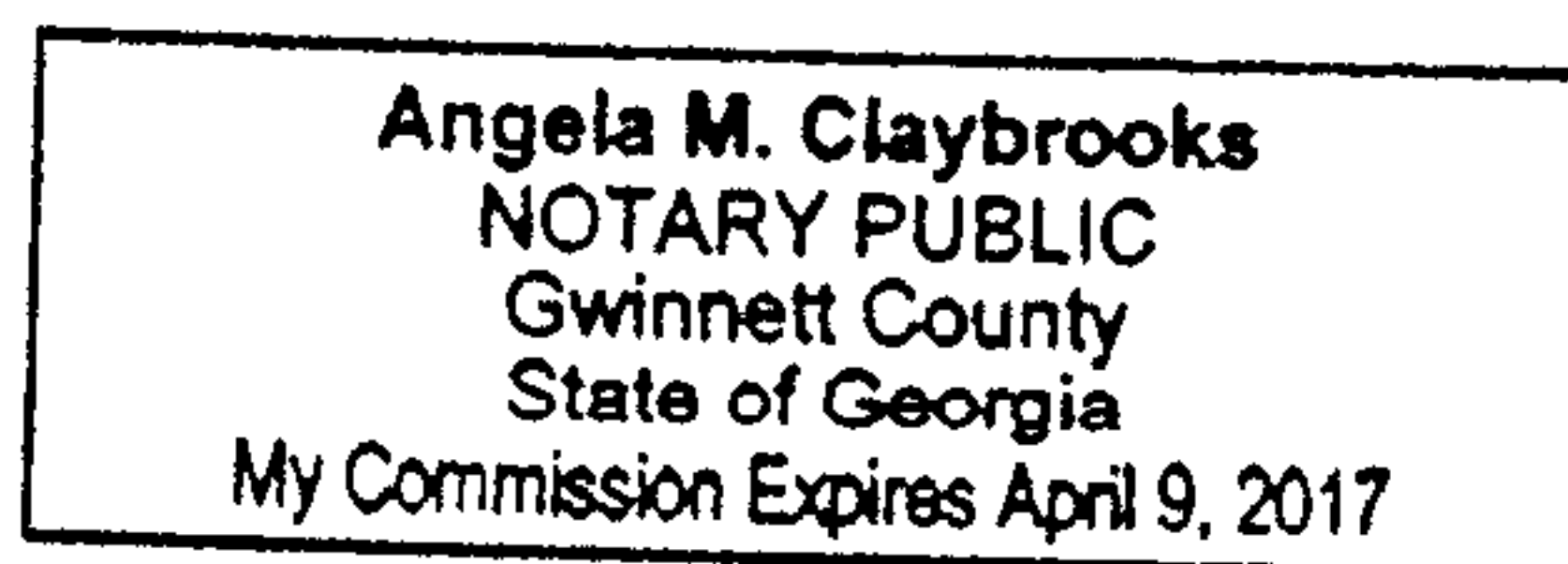
(Notary Seal)

Angela M. Claybrooks

Notary Public

Print Name: *Angela M. Claybrooks*

Commission Expires: *April 9, 2017*



20141023000335040 3/6 \$279.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:27:02 AM FILED/CERT

385 Sept. 28, 2014
SEH

Dorothy Linda Hardeman New
Dorothy Linda Hardeman New

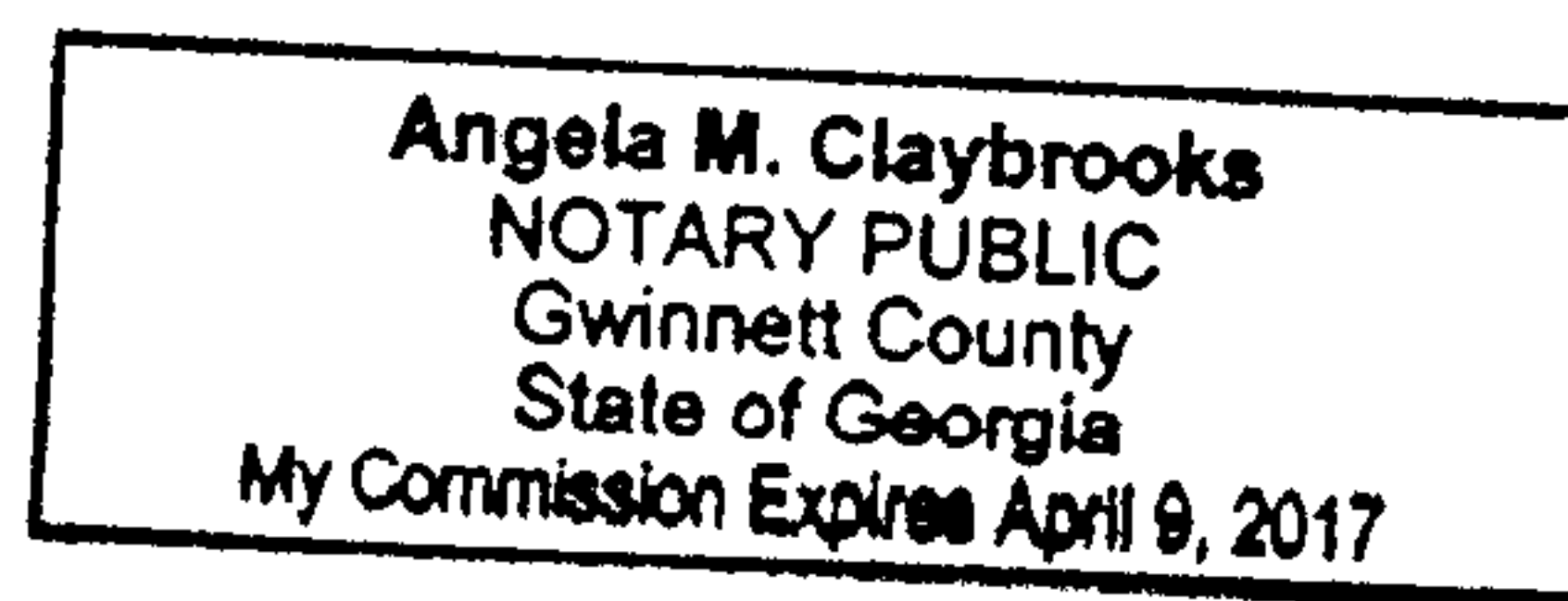
STATE OF Georgia
COUNTY OF Fulton


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Linda Hardeman New, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28 day of Sept, 2014

(Notary Seal)

Angela M. Claybrooks
Notary Public
Print Name: Angela M. Claybrooks
Commission Expires: April 9, 2017




20141023000335040 4/6 \$279.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:27:02 AM FILED/CERT

485 Sept 28, 2014.
Sehh
D & H N

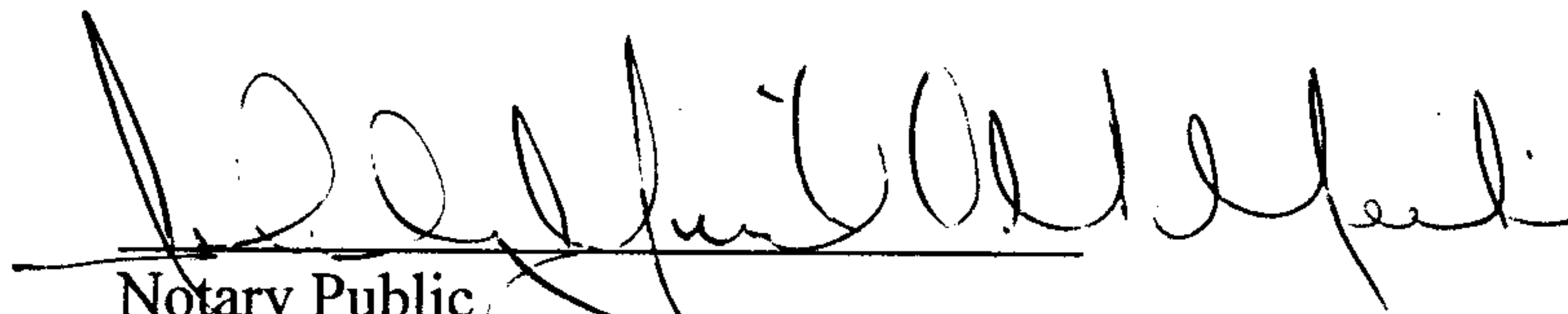

Deborah Ann Hardeman Prather


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Ann Hardeman Prather, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1st day of October,
20 14




Notary Public
Print Name: Ashely Murrill McMeekin
Commission Expires: March 26, 2018


20141023000335040 5/6 \$279.00
Shelby Cnty Judge of Probate, AL
10/23/2014 11:27:02 AM FILED/CERT

5085

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

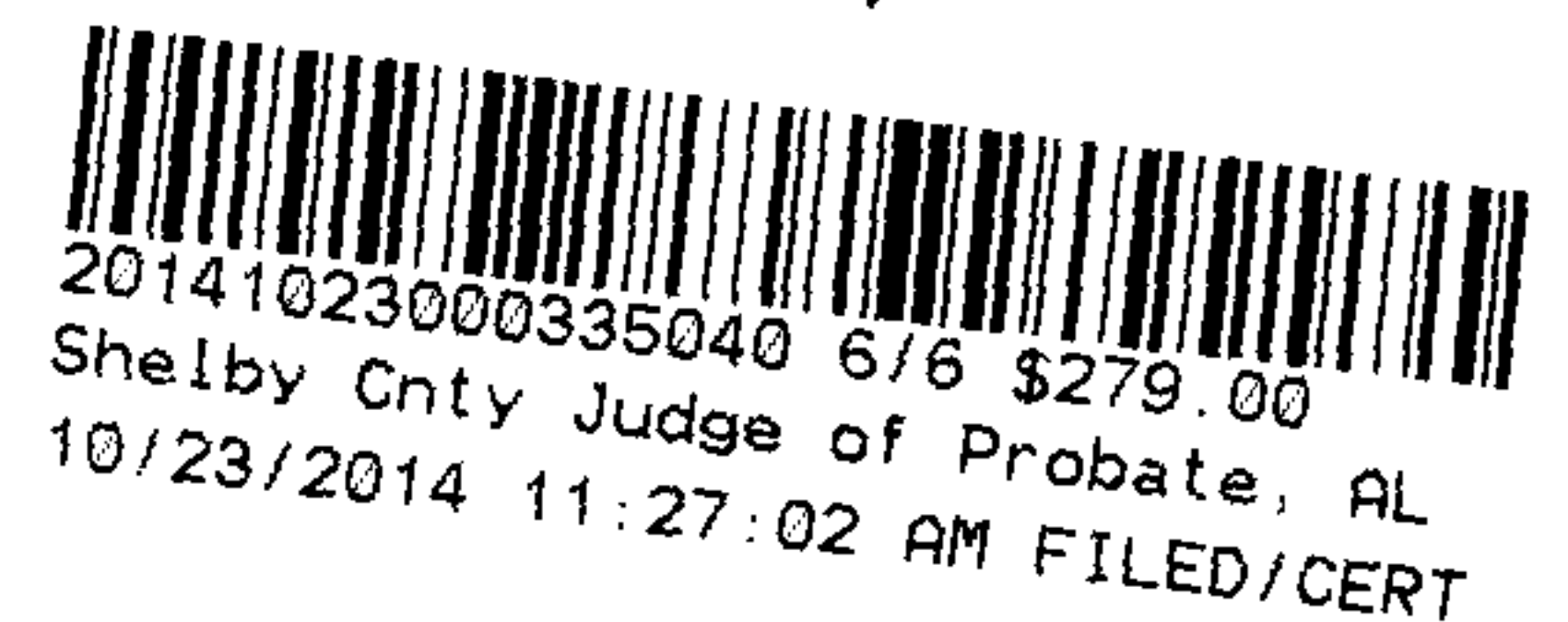
Grantor's Name Heirs of Ralph Hardeman Grantee's Name Deborah Ann Hardeman
 Mailing Address 3189 Highway 39 Mailing Address Prather
Chelsea
AL

Property Address 3189 Highway 39 Date of Sale 10-16-14
Chelsea, Total Purchase Price \$
AL or
35043 Actual Value \$ 250,000.
 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.

BHM1400486

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 10/16/14

Print Valerie England

☐ Unattested

Sign Valerie England

(verified by)

(Grantor/Grantee/Owner/Agent) circle one