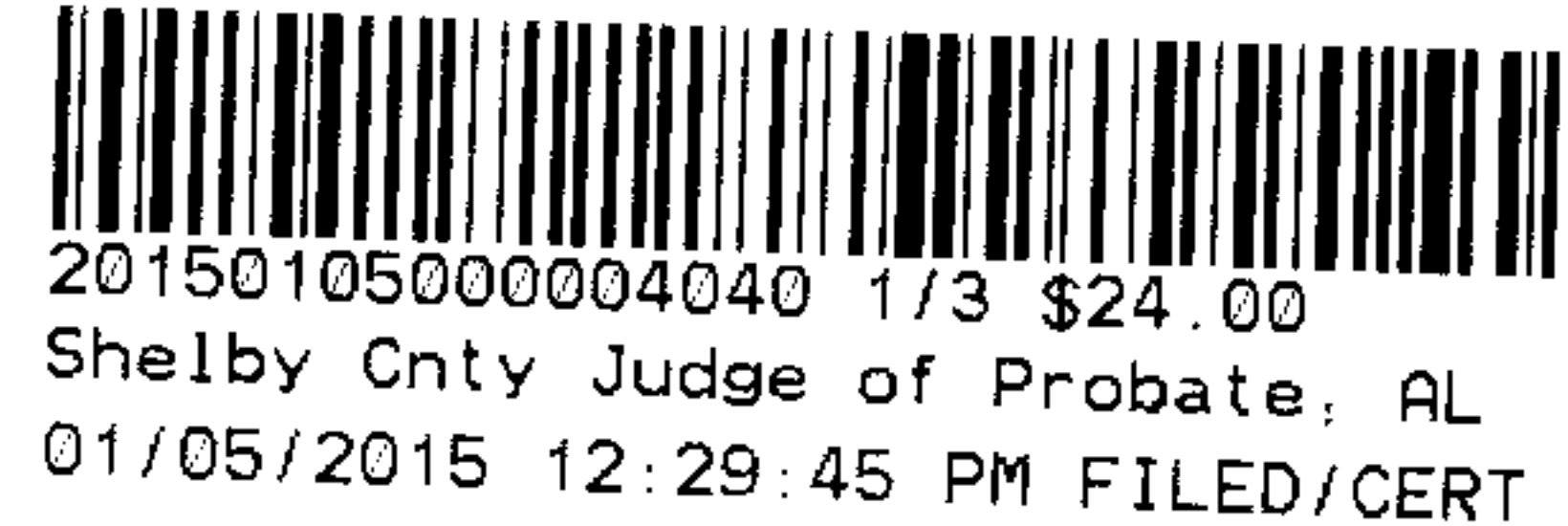


PEL1400150

Send tax notice to:  
Jerred Henderson & Kayla Henderson  
202 Pride Circle  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00) in hand paid to the undersigned **Trent A. Hatfield and Melonee Hatfield. Husband and Wife**, (hereinafter referred to as "Grantors"), by **Jerred Henderson and Kayla Henderson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$193,922.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

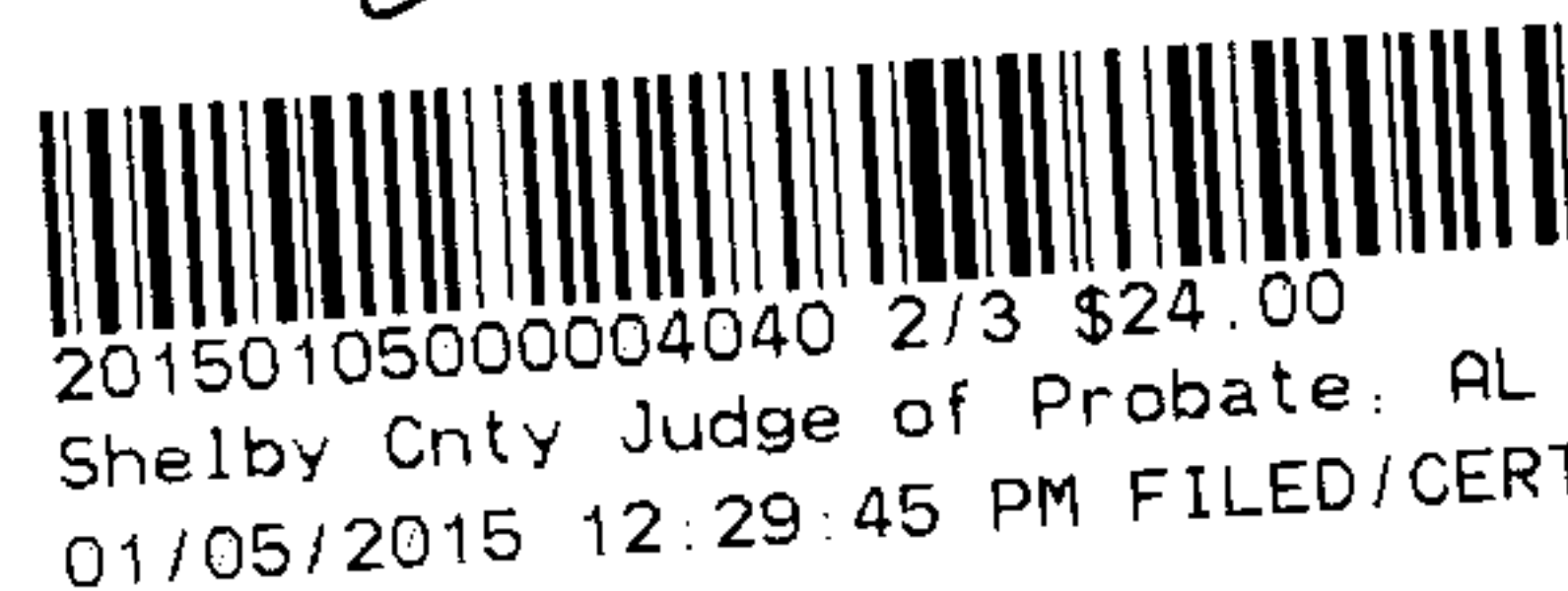
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey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

Shelby County, AL 01/05/2015  
State of Alabama  
Deed Tax: \$4.00

IN WITNESS WHEREOF, Grantors Trent A. Hatfield and Melonee Hatfield have hereunto set their signatures and seals on December 31, 2014.

*Trent A. Hatfield by his atty in fact Melonee Hatfield*  
Trent A. Hatfield, by his attorney in fact, Melonee Hatfield

*Melonee Hatfield*  
Melonee Hatfield



STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melonee Hatfield, a married woman 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 31<sup>ST</sup> day of December, 2014.

(NOTARIAL SEAL)

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melonee Hatfield whose name as attorney in fact, for Trent A. Hatfield, a married man 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 in her capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>ST</sup> day of December, 2014.

(NOTARIAL SEAL)

*DAVID W. LEWIS*  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires:

3/25/17



# Real Estate Sales Validation Form

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

Grantor's Name TRENT AND MELONIE HATFIELD  
Mailing Address 1400 Badham Drive  
Vestavia AL 35214

Grantee's Name JERRED AND KAYLA HENDERSON  
Mailing Address 202 PRIDE CIRCLE  
PELHAM, AL 35124

Property Address 202 PRIDE CIRCLE  
PELHAM, AL 35124

Date of Sale 12/31/14

Total Purchase Price \$ 197,500

or

Actual Value \$

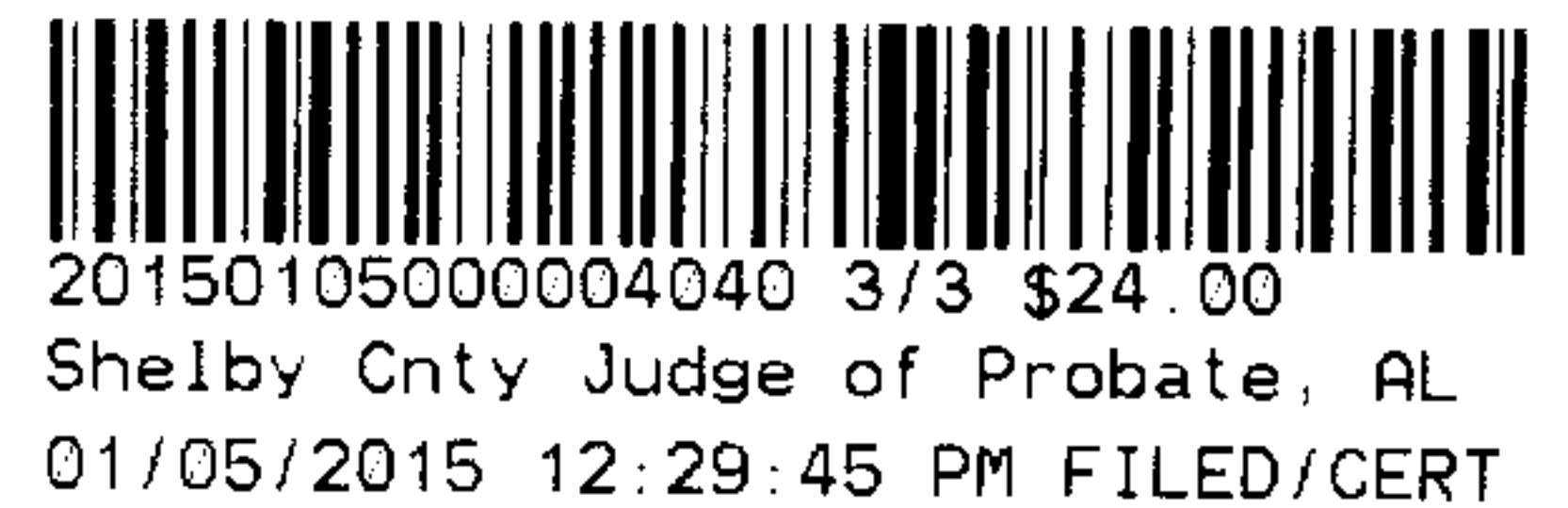
or

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 - 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 12/31/14

Print DAVID W. CUNTS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1