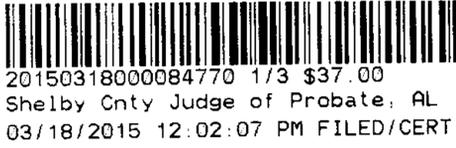


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
**Mike T. Atchison**



Send Tax Notice to:  
**Beth Hoggle**  
**Phillip Wayne Hoggle**

**P O Box 822**  
**Columbiana, AL 35051**

**Krista Hoggle**  
**P.O. Box 418**  
**Alabaster, AL 35007**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **SIXTEEN THOUSAND SIX HUNDRED EIGHTY AND NO/00 DOLLARS (\$16,680.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Beth Hoggle, a single woman and Phillip Wayne Hoggle, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Beth Hoggle,, Phillip Wayne Hoggle and wife Krista Hoggle** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

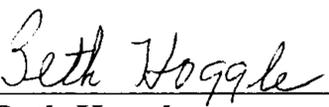
**SUBJECT TO:**

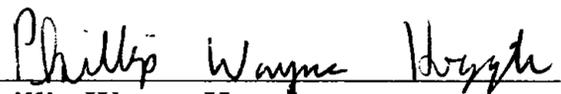
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5th day of March, 2015.

  
\_\_\_\_\_  
**Beth Hoggle**

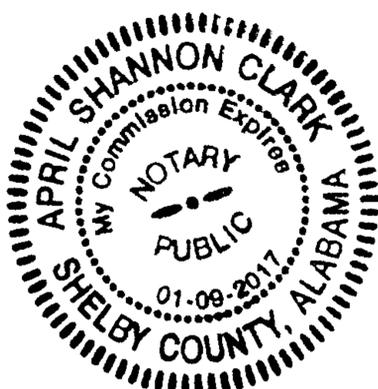
  
\_\_\_\_\_  
**Phillip Wayne Hoggle**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Beth Hoggle and Phillip Wayne Hoggle**, whose names are signed to the foregoing conveyance, and who is 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 official seal this 5<sup>th</sup> day of March, 2015

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-9-2017



Shelby County, AL 03/18/2015  
State of Alabama  
Deed Tax: \$17.00

Exhibit "A" Legal Description

**PARCEL ONE:** A part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 8, Township 22, Range 2 West, more particularly described as follows: Commence at the NE corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and run thence West along the Northern boundary thereof a distance of 289 feet to point of beginning of tract herein conveyed; thence turn to the left and run in a Southerly direction parallel to the Eastern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 102 feet to a point; thence turn to the right and run in a Westerly direction parallel with the Northern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 192 feet to a point; thence turn to the right and run in a Northeasterly direction a distance of 105 feet more or less to a point on the Northern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section which said point is 169 feet West of the point of beginning; thence run in an Easterly direction along the Northern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 169 feet to the point of beginning.

**PARCEL TWO:** A lot situated in NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 8, Township 22 South, Range 2 West, more particularly described as follows: Commence at NE corner of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Sec. 8, Township 22 South, Range 2 West; thence run West along North boundary of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 262 feet to West boundary of a dirt road; thence run South along West boundary of said dirt road a distance of 102 feet to a point; thence run West parallel with the Northern boundary of said Quarter Quarter Section a distance of 192 feet to point of beginning of the tract herein described and conveyed; run thence East parallel with Northern boundary of said Quarter Quarter Section a distance of 192 feet to a point on the West boundary line of road easement, which point is also the Northernmost corner of property conveyed to Marcus F. Browning and Mary Lucille Browning on Feb. 10, 1969; thence run South 42 deg. 03' West along the Northerly boundary of said Browning property 286.80 feet to a point, which point is the Northwesterly corner of said Browning property; thence run South 1 deg. 20' West along the Western boundary of said Browning property a distance of 22 feet to a point; thence West parallel with the Northern boundary of said Quarter Quarter Section a distance of 45 feet to a point; thence turn to the right and run in a Northeasterly direction a distance of 240 feet, more or less, to the point of beginning.

**TRACT 2:**

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West; thence run South 87 degrees 10 minutes 58 seconds East for a distance of 338.72 feet; thence run North 88 degrees 18 minutes 01 second East for a distance of 120.79 feet; thence run North 88 degrees 09 minutes 53 seconds East for a distance of 407.97 feet to a point of beginning of said Tract 2; thence run South 05 degrees 59 minutes 52 seconds West for a distance of 344.54 feet; thence run North 86 degrees 33 minutes 58 seconds West for a distance of 67.61 feet; thence run North 05 degrees 59 minutes 52 seconds East for a distance of 338.27 feet; thence run North 86 degrees 09 minutes 53 seconds East for a distance of 66.17 feet to the point of beginning of said Tract 2.

According to the survey of Rodney Shiflett, dated February 12, 2004.

A part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 8, Township 22 South, Range 2 West, more particularly described as follows: Commence at the NE corner of said NW $\frac{1}{4}$  and run thence West along the Northern boundary of said Quarter Section a distance of 262.0 feet to a point; thence run South 326.71 feet to a point on the Northwestern right of way line of Shelby County paved highway No. 84; thence run South 42 deg. 52' West 197.14 feet; thence run South 38 deg. 18' West 102 feet to point of beginning of the tract herein described and conveyed; thence run South 38 deg. 15' West along the Northwestern right of way of said road 137.73 feet to a point; thence continue along mid road right of way South 38 deg. 00' West 72.27 feet to a point; thence run North 10 deg. 14 $\frac{1}{2}$ ' West a distance of 396.00 feet; thence run South 87 deg. 36' East 208.13 feet to a point; thence turn to the right and run South 1 deg. 20' West a distance of 214.51 feet in a straight line to the point of beginning.

Less and except property described in Instrument 2004040900018510

**A parcel of land in the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West; thence South 145 feet to the right of way of public road; thence West along right of way of road 275 feet to the center of a 50 foot roadway; thence North 312 feet, more or less, to Section line; thence East along section line 239 feet, more or less, to point of beginning; being situated in Shelby County, Alabama. Except 25 feet for roadway.**

**Mineral and mining rights excepted.**

  
20150318000084770 2/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
03/18/2015 12:02:07 PM FILED/CERT

A lot situated in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 8, Township 22 South, Range 2 West, more particularly described as follows: Commence at the NE corner of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 8, Township 22 South, Range 2 West; thence run West along the North boundary of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 262 feet to the West boundary of a dirt road; thence run South along the West boundary of said dirt road a distance of 102 feet to a point; thence run West parallel with the Northern boundary of said Quarter Quarter Section a distance of 192.0 feet to the point of beginning of the tract herein described and conveyed; run thence East parallel with the Northern boundary of said Quarter Quarter Section a distance of 192 feet to a point on the West boundary line of road easement, which point is also the Northernmost corner of property conveyed to Marcus F. Browning and Mary Lucille Browning on February 10, 1969; thence run South 42 deg. 03' West along the Northerly boundary of said Browning property 286.80 feet to a point, which point is the Northwesterly corner of said Browning property; thence run South 1 deg. 20' West along the Western boundary of said Browning property a distance of 22 feet to a point; thence West parallel with the Northern boundary of said Quarter Quarter Section a distance of 45 feet to a point; thence turn to the right and run in a Northeasterly direction a distance of 240 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Beth Hoggle and Phillip Wayne Hoggle
Mailing Address P.O. Box 418 Alabaster, AL 35007
Property Address Alabaster, AL 35007

Grantee's Name Beth Hoggle
Mailing Address Phillip Wayne & Krista Hoggle P. 725 Hwy 84 Calera, AL 35040
Date of Sale 3-5-15
Total Purchase Price
or
Actual Value
or
Assessor's Market Value \$16,680.00

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
Appraisal
Other tax value gift

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 of 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 3-5-15

Print Beth Hoggle

Unattested

AC (verified by)

Sign Beth Hoggle (Grantor/Grantee/Owner/Agent) circle one

