


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209


20150630000218850 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
06/30/2015 08:05:11 AM FILED/CERT

Send Tax Notice To:
Robert + Rebecca Bowles
4817 Bridgewater Rd
Birmingham, AL 3524

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }
COUNTIES OF SHELBY and JEFFERSON } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred Twelve Thousand and No/100 Dollars (\$312,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Doris B. Hatch, an unmarried woman, Trustee under The Hatch Living Trust dated December 8, 1999, (herein referred to as Grantor)**, do hereby grant, sell, bargain and convey unto **Robert M. Bowles and Rebecca W. Bowles, (herein referred to as Grantees)**, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby and Jefferson Counties, Alabama to wit:

Lot 9, according to the amended Map of Altadena Bend, Fourth sector, as recorded in Map Book 7, Page 90, in the Probate office of Shelby County, Alabama, and recorded in Map Book 116, Page 53, and amended in Map Book 117, Page 82, in the Probate Office of Jefferson County, Alabama. Property lying and being situated in both Shelby County, Alabama and Jefferson County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Doris B. Hatch is the surviving Trustee of The Hatch Living Trust dated December 8, 1999, the other trustee, Royal Hatch, Jr., having died on or about June 7, 2014.

249,600.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 said Grantor does for itself as Trustee and for the heirs, successors, assigns, and each and every interested party in The Hatch Living Trust dated December 8, 1999, covenant with the said Grantees, their heirs and assigns, that the trust is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that as Trustee, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors, and administrators of The Hatch Living Trust dated December 8, 1999 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 06/30/2015
State of Alabama
Deed Tax: \$82.50

IN WITNESS WHEREOF, the said **Trustee** has hereunto set her hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 29th day of June, 2015.

Doris B. Hatch (SEAL)
Doris B. Hatch, Trustee under The Hatch Living Trust dated December 8, 1999

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doris B. Hatch**, whose name as Trustee under **The Hatch Living Trust dated December 8, 1999** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily in her capacity as Trustee on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2015.

Notary Seal

[Signature]
Notary Public:
My commission expires: 6/22/17



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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 Hatch Living Trust
Mailing Address 4056 Eagle Ridge Ln
Birmingham AL 35242

Grantee's Name Robert + Rebecca Boudes
Mailing Address 4817 Bridgewater Rd
Birmingham, AL 35243

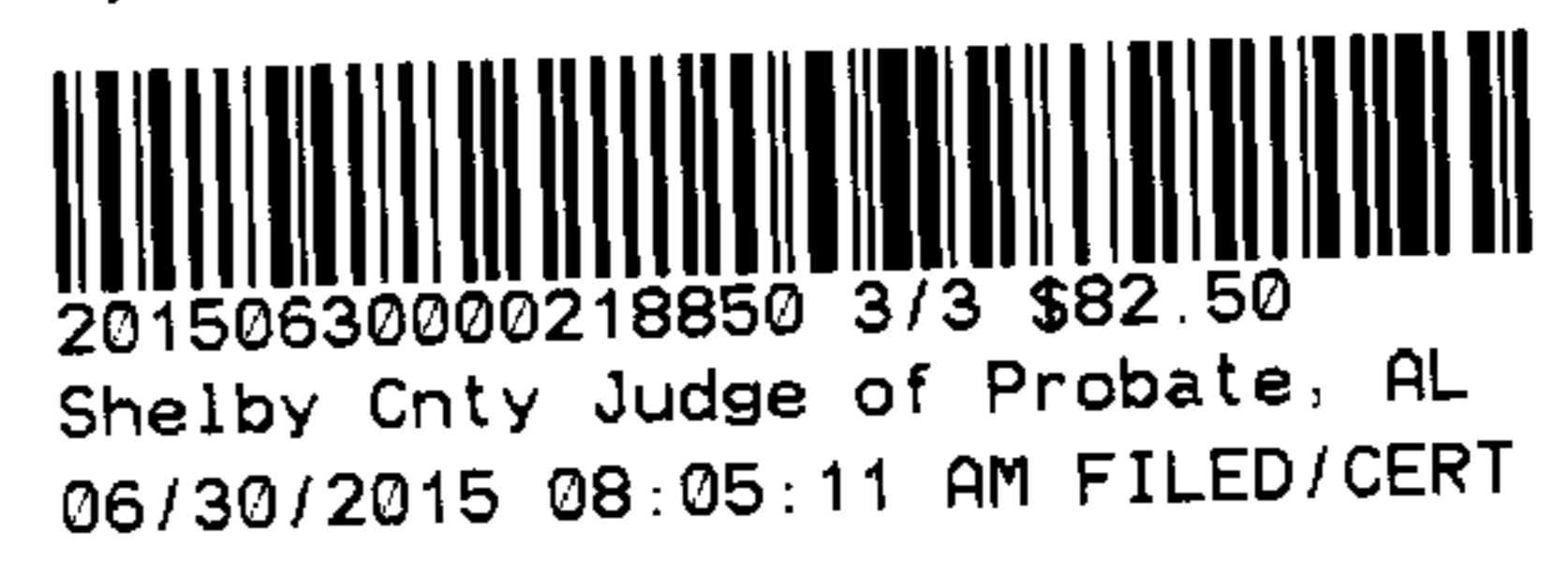
Property Address 4817 Bridgewater Rd
Birmingham AL 35243

Date of Sale 6/29/15
Total Purchase Price \$ 312,000.00

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)

- 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 6/29/15

Print Jeff Morris

____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Print Form