

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-22404

Send Tax Notice To: John Waltz

10341 Windsor Ct
Alabaster AL 35007



20150902000306150 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
09/02/2015 09:44:16 AM FILED/CERT

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fourteen Thousand Dollars and No Cents (\$14,000.00)**, the **amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rodger Hutto, a single man and Tom Edwards, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Waltz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2015.

Rodger Hutto
Rodger Hutto

Tom Edwards
Tom Edwards

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax:\$14.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Rodger Hutto and Tom Edwards, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2015.

April Clark
Notary Public, State of Alabama

My Commission Expires: 1-9-2017



EXHIBIT "A"
LEGAL DESCRIPTION



20150902000306150 2/3 \$34.00
Shelby Cnty Judge of Probate, AL
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A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of above said $\frac{1}{4}$ -1/4; thence North 86 degrees 30 minutes 00 seconds East, a distance of 227.53 feet to the POINT OF BEGINNING; thence North 11 degrees 08 minutes 25 seconds West, a distance of 125.00 feet; thence North 72 degrees 08 minutes 51 seconds East, a distance of 297.71 feet to a point on the westerly R.O.W. line of Church Street, 70 feet R.O.W.; thence South 10 degrees 19 minutes 28 seconds East and along said R.O.W. line, a distance of 373.47 feet; thence South 85 degrees 39 minutes 30 seconds West and leaving said R.O.W. line, a distance of 292.41 feet; thence North 11 degrees 08 seconds 25 seconds West, a distance of 179.02 feet 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 Roger Hutto
Tom Edwards

Mailing Address P.O. Box 225
Columbiana AL 35051

Property Address 122 Shelby Hotel Road
Shelby, AL 35143

Grantee's Name John Waltz
1034 Windsor Ct

Mailing Address Alabaster AL 35007
,

Date of Sale August 31, 2015
Total Purchase Price \$14,000.00

or
Actual Value
or
Assessor's Market Value


20150902000306150 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
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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.

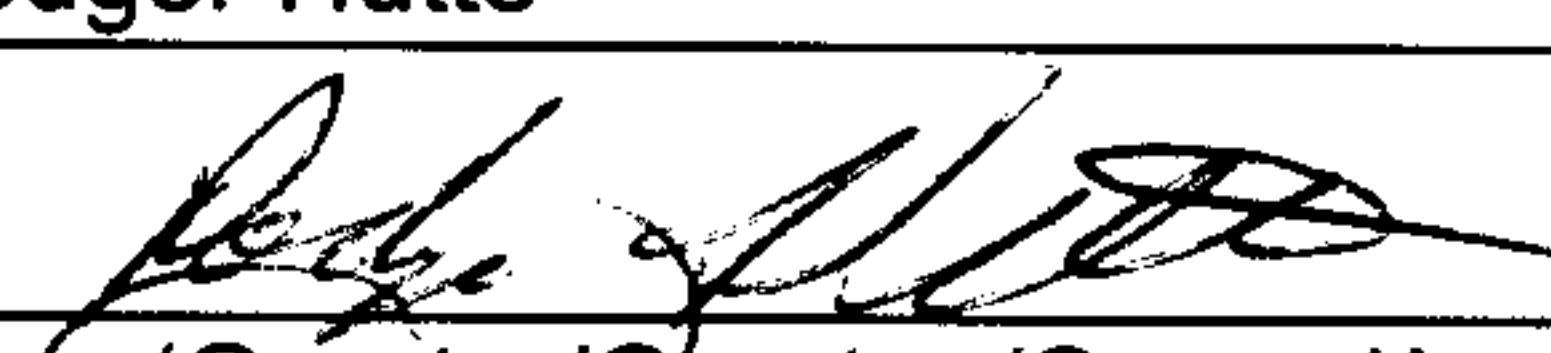
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 25, 2015

Print Roger Hutto

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one