

20151008000353930
10/08/2015 02:52:05 PM
DEEDS 1/3

Grantor's Name: Charles Dean Hendrick

Barbara Ann Hendrick

Mailing Address: 871 Leslie Ln Gardendale,
AL 35071

Grantee's Name: Gary Reed Hoffmann/Debra Faust Hoffmann

Mailing Address: 3016 Hidden Forest Cove, Montevallo, AL 35115

Property Address: 3016 Hidden Forest Cove
Montevallo, AL 35115

Date of Sale: 10/02/2015
Total Purchase Price: \$215,000.00

SEND TAX NOTICE TO:

(Name) Gary Reed Hoffmann

Debra Faust Hoffmann

(Address) 3016 Hidden Forest Cove, Montevallo, AL 35115

This instrument was prepared by:

(Name) Stephen Grimes, Attorney

(Address) P. O. Box 463, Gardendale, AL 35071

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---Two Hundred Fifteen Thousand and NO/100 (\$215,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/We, **Charles Dean Hendrick by and through his Attorney-in-Fact, Barbara Ann Hendrick; and his wife, Barbara Ann Hendrick**

herein referred to as grantors) do grant, bargain, sell and convey unto
Gary Reed Hoffmann and Debra Faust Hoffmann

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 34, according to the Plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to any mineral and mining rights, if not owned by the grantor.

Subject to any restrictions, easements and rights of way of record; and taxes due in the year of 2016, a lien, but not yet payable.

Charles Dean Hendrick is one and the same person as Charles Dean Hendrick, Jr., grantee in that certain deed recorded in Instrument #20140805000241930.

\$115,000.00 of the purchase price recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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, 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 persons.

IN WITNESS WHEREOF, I (We) have hereunto set my (our) hand(s) and seal(s), this 20th day of October, 2015.

Charles Dean Hendrick by Barbara Ann Hendrick his Attorney-in-Fact

(Seal)
Charles Dean Hendrick by Barbara Ann Hendrick
his Attorney-in-Fact

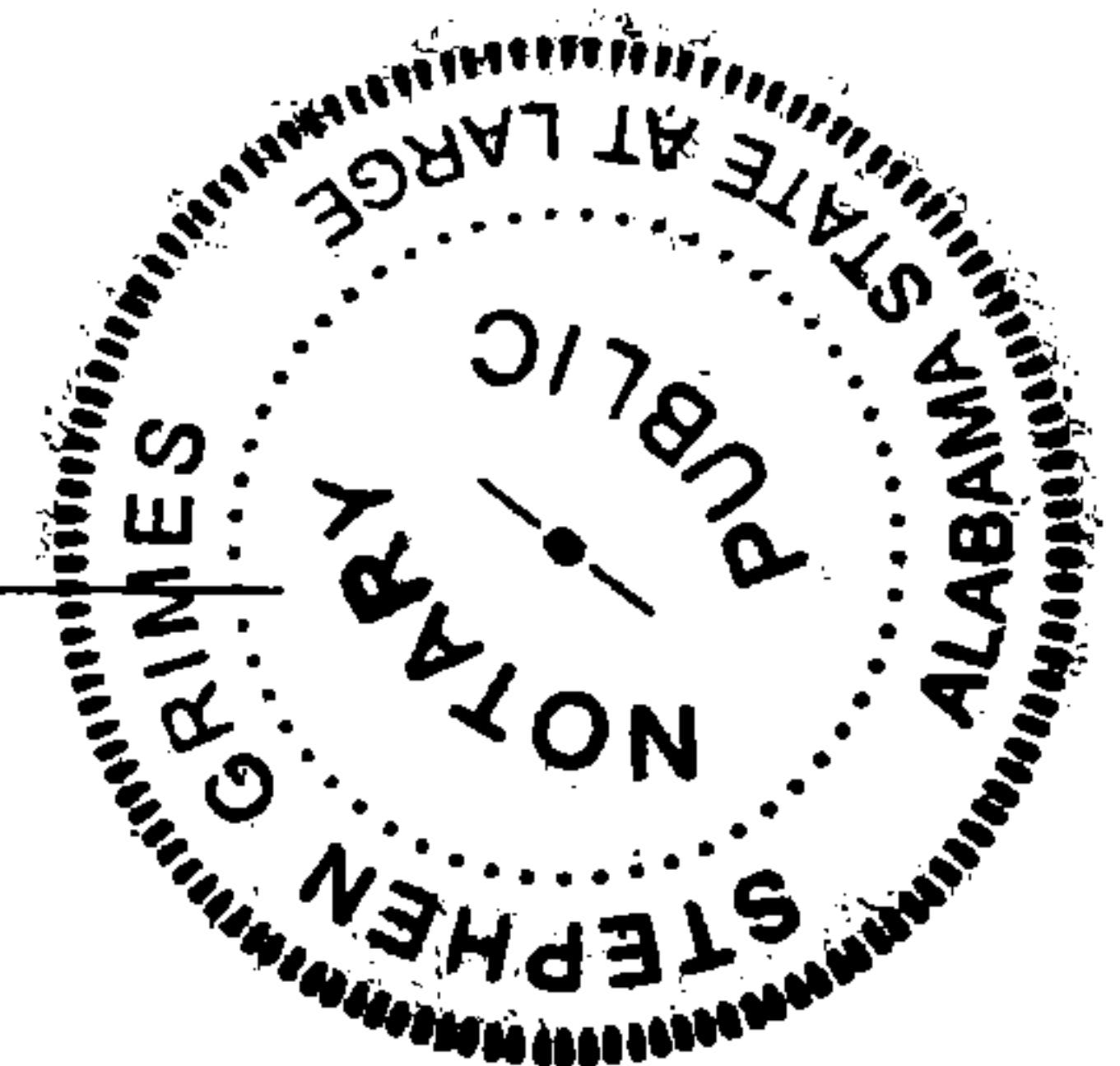
Barbara Ann Hendrick (Seal)
Barbara Ann Hendrick

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Barbara Ann Hendrick, whose name as Attorney-in-Fact for Charles Dean Hendrick**, is 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 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 seal this the 20th day of October, 2015.

NOTARY PUBLIC



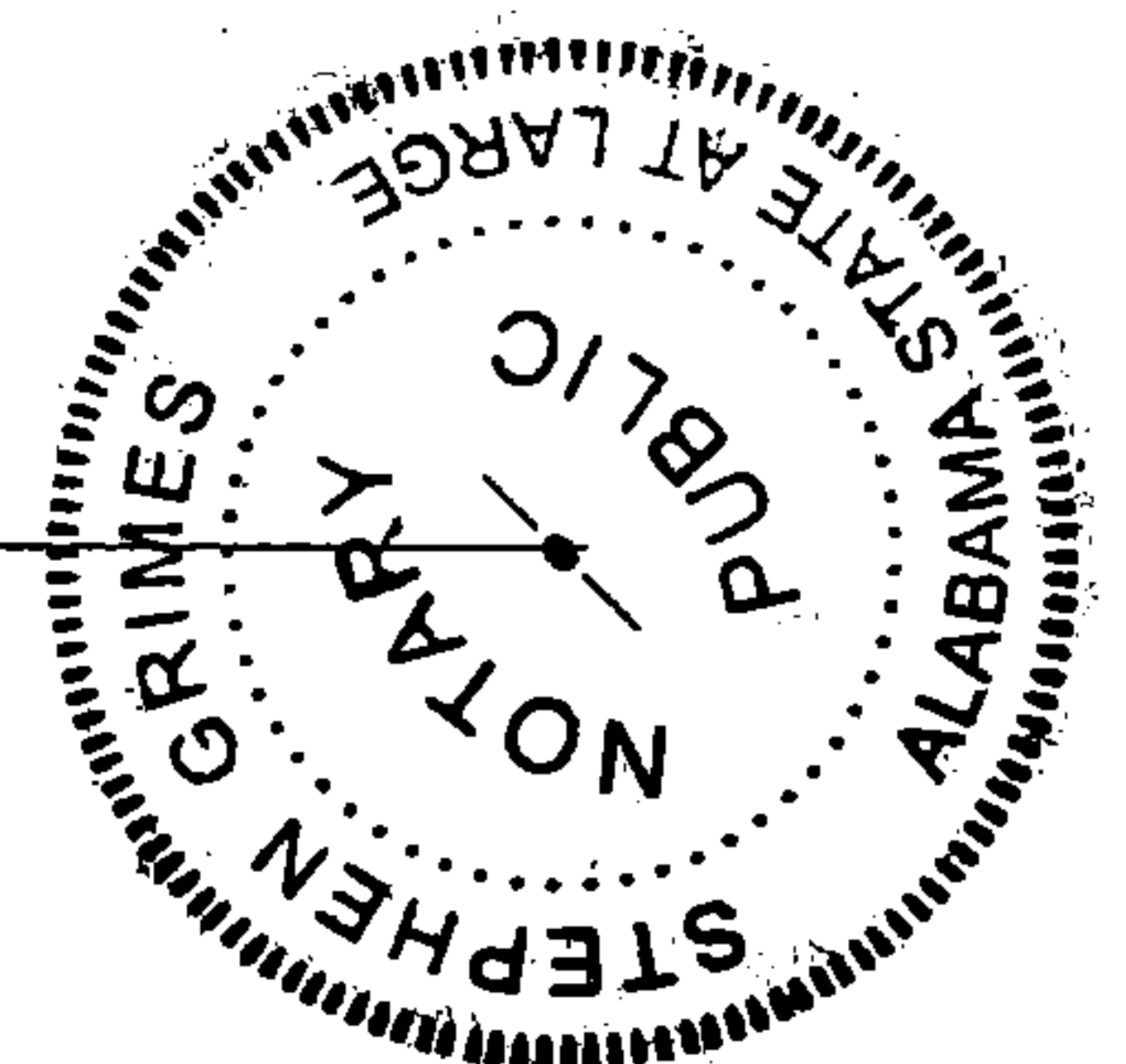
My commission expires: 11/10/2018

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara Ann Hendrick**, whose name is 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2015.

NOTARY PUBLIC



My commission expires: 11/10/2018

Real Estate Sales Validation Form

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

Grantor's Name Charles Dean Hendrick Grantee's Name Gary Reed Hoffmann
 Mailing Address Barbara Ann Hendrick Mailing Address Debra Faust Hoffman
8711 Leslie Ln 3016 Hidden Forest Cove
Gardendale, AL 35071 Montevilla, AL 35115

Property Address 3016 Hidden Forest Cove Date of Sale 10/2/2015
Montevilla, AL Total Purchase Price \$ 215,000.00
35115 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 10/2/15

Print Stephen Geimes

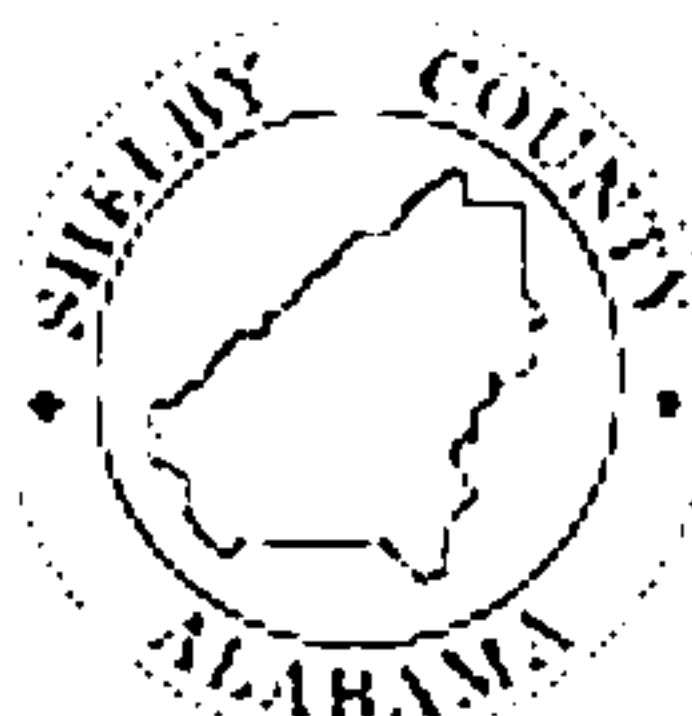
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/08/2015 02:52:05 PM
 \$120.00 CHERRY
 20151008000353930

[Signature]