

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20162825

Send Tax Notice To:
Jared Hobson
Julianne Hobson
550 Season Road
Sterrett, AL. 35147

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Jeremy T. Tolbert**, a married man (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Jared Hobson and Julianne Hobson** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

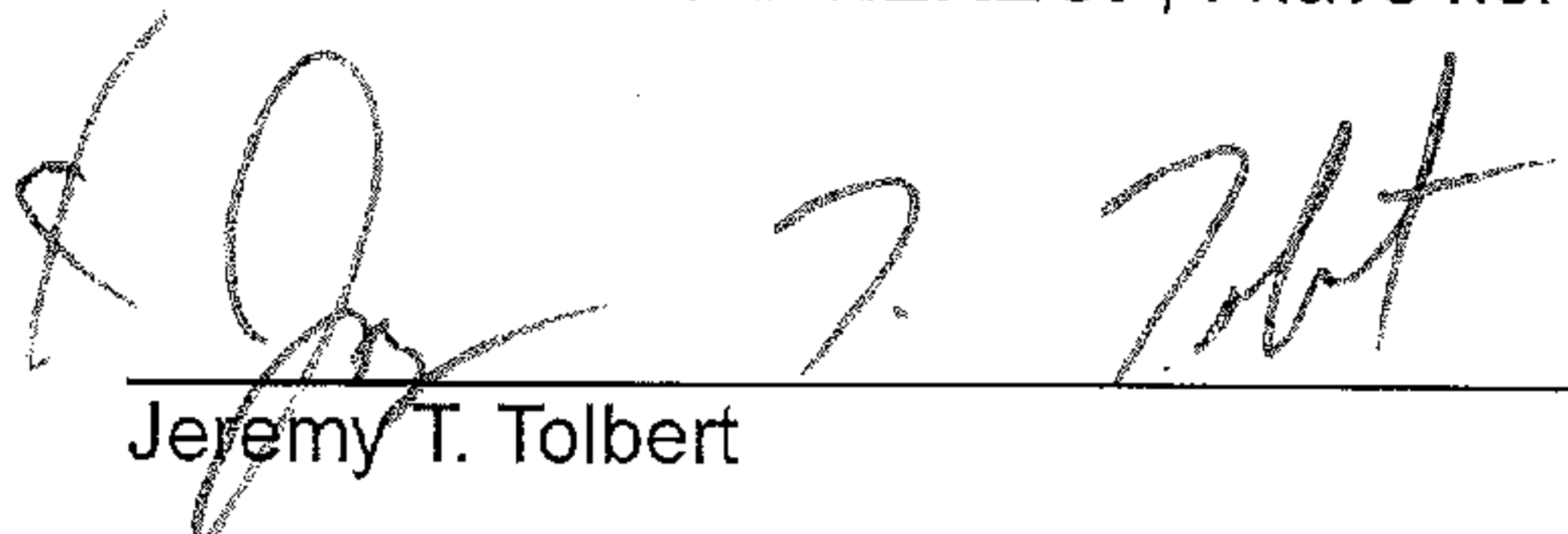
Note: \$140,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or his spouse as defined by the Code of Alabama.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of February, 2016.

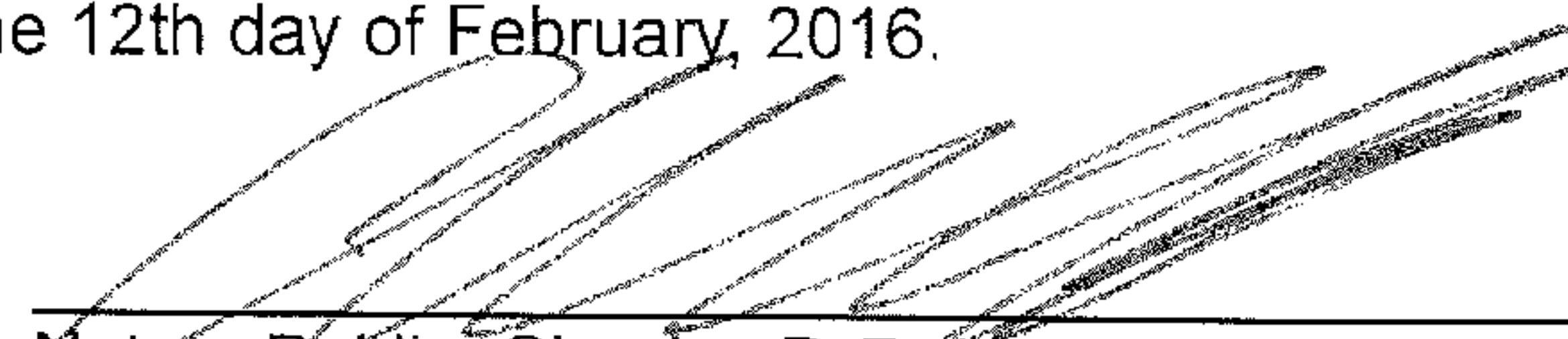


Jeremy T. Tolbert

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Jeremy T. Tolbert, whose name is 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 executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and official seal this the 12th day of February, 2016.



Notary Public: Chesley P. Payne
My Commission Expires: July 31, 2019

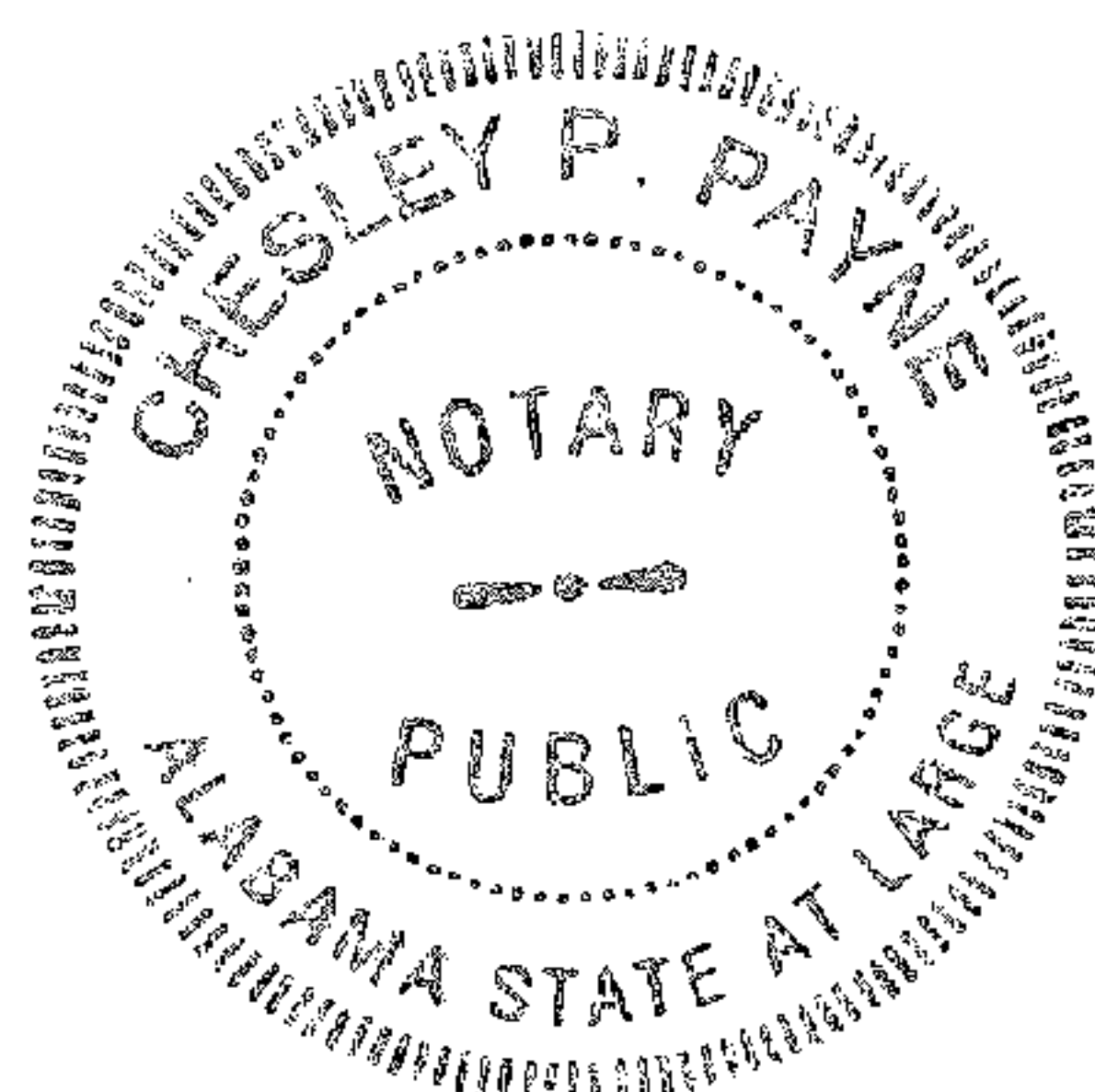


EXHIBIT "A"
LEGAL DESCRIPTION

That part of the South half of the Northwest Quarter of the Northwest Quarter of the Southwest quarter (S 1/2, NW 1/4, NW 1/4, SW 1/4) of Section 6, Township 19 South, Range 1 East, Shelby County Alabama, lying West of the road described more particularly described as follows: Begin at the Southwest corner of the South half of said 1/4-1/4-1/4 SEC., thence run North along the West line of said South half 330.78 feet; thence turn right 89 degrees 23 minutes 00 seconds and run East along the North line of said South half 427.67 feet to the center of a tar and gravel road; thence run southerly along the center of said road the following bearings and distances; thence turn right 127 degrees 18 minutes 21 seconds a distance of 55.54 feet; thence turn left 13 degrees 16 minutes 32 seconds a distance of 43.07 feet; thence turn left 37 degrees 52 minutes 30 seconds a distance of 37.44 feet; thence turn left 18 degrees 45 minutes 41 seconds a distance of 68.71 feet; thence turn right 13 degrees 45 minutes 31 seconds a distance of 52.01 feet; thence turn right 19 degrees 21 minutes 15 seconds a distance of 50.17 feet; thence turn right 11 degrees 05 minutes 12 seconds a distance of 54.73 feet to a point on the South line of the South half of said 1/4-1/4-1/4 section ; thence turn right 78 degrees 24 minutes 24 seconds and run West 428.38 feet to the point of beginning.

LESS AND EXCEPT, the East 15 feet of said parcel which is reserved as half of a non-exclusive right of way for ingress, egress and utilities, Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Jeremy T. Tolbert	Grantee's Name	Jared Hobson Julianne Hobson
Mailing Address	30 Middle Ridge Terrace Springville, AL 35146	Mailing Address	550 Season Road Sterrett, AL 35147
Property Address	550 Season Road Sterrett, AL 35147	Date of Sale	February 12, 2016
		Total Purchase Price	\$175,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.


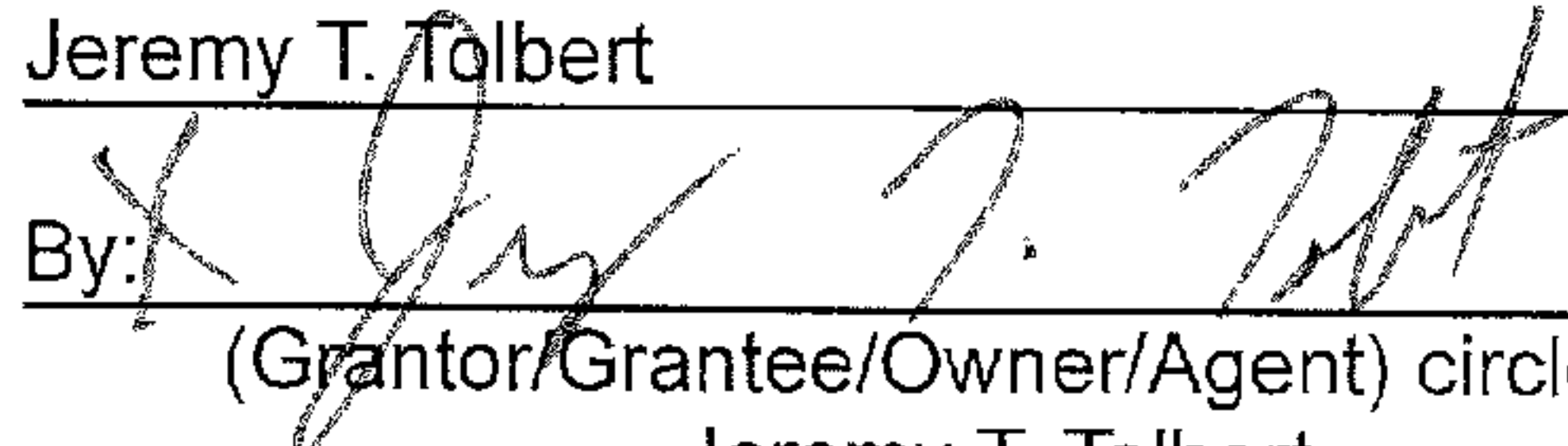
Date of Sale - the date on which interest to the property was conveyed.

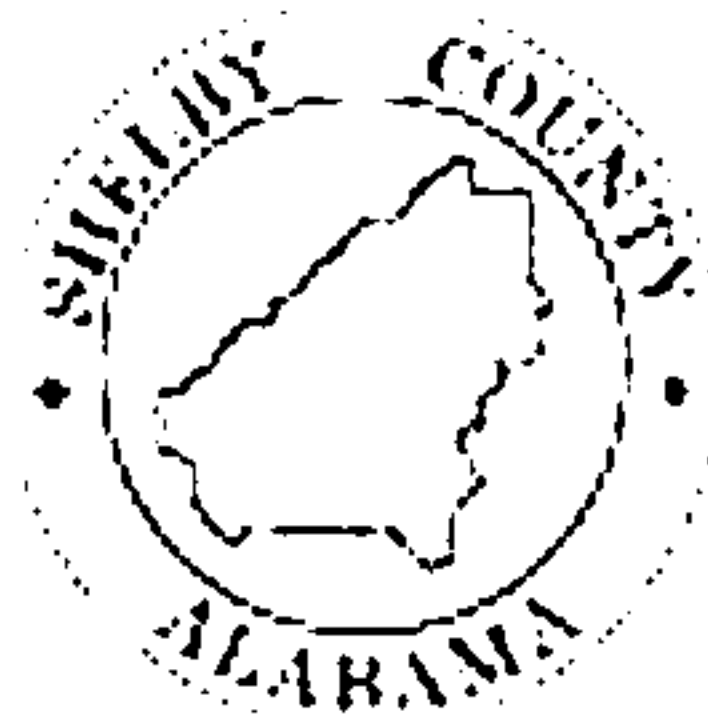
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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	February 12, 2016	Print	Jeremy T. Tolbert
<input type="checkbox"/> Unattested	 (verified by)	Sign By:	 (Grantor/Grantee/Owner/Agent) circle one Jeremy T. Tolbert



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 08:15:29 AM
\$55.00 CHERRY
20160216000047650