

Shelby County, AL 08/12/2016
State of Alabama
Deed Tax: \$4.00


20160812000288300 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/12/2016 11:34:47 AM FILED/CERT

Recording requested by: David Brent Hasenbein

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Brent Hasenbein

Name David Brent Hasenbein

Address: 89 Magnolia Dr.

Address 89 Magnolia Dr

City/State/Zip: Maylene AL, 35114

City/State/Zip Maylene, AL 35114

Property Tax Parcel/Account Number: Parcel # 23 5 16 0 001 028. 005

Map book: 42 Page: 074

Primary Lot: 33C

Warranty Deed

This Warranty Deed is made on 8/12/16, between David W. Hasenbein & Rhonda L. Hasenbein

Grantor, of 99 Magnolia Dr, City of

Maylene, State of Alabama, and

David Brent Hasenbein, Grantee, of 89 Magnolia Drive
City of Maylene, State of Alabama.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 89 Magnolia Drive
City of Maylene, State of Alabama:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 8/12/16

David W. Hasenbein Rhoda L. Hasenbein
Signature of Grantor

David W. Hasenbein Rhoda L. Hasenbein
Name of Grantor

Dorothy S. Greene Dorothy S. Greene
Signature of Witness #1 Printed Name of Witness #1

Debbie H. Wilson Debbie H. Wilson
Signature of Witness #2 Printed Name of Witness #2

State of Alabama County of Shelby
On Aug 12, 2016, the Grantor, David + Rhoda Hasenbein,
personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the
person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Shelby State of Alabama
My commission expires: 2-27-2018 Seal

Send all tax statements to Grantee.


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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
Mailing Address

David W. Hasenbein, Rhonda L. Hasenbein
89 Magnolia Dr
Maylene, AL 35114

Grantee's Name
Mailing Address

David Brent Hasenbein
89 Magnolia Drive
Maylene AL 35114

Property Address

89 Magnolia Drive
Maylene AL, 35114

Date of Sale

8/12/16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

3880.00

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

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 8/12/16

Print Brent Hasenbein

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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