

**This instrument was prepared
WITHOUT TITLE EXAMINATION by:**

K. Edward Sexton, II, Esq.
Gentle, Turner, Sexton & Harbison, LLC
501 Riverchase Parkway East, Suite 100
Hoover, Alabama 35244
(205) 716-3000

SEND TAX NOTICE TO:
Bryan K. Hoagland
10455 Gallops Cross Roads
Harpersville, AL 35078

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20170209000049210 1/4 \$67.50
Shelby Cnty Judge of Probate, AL
02/09/2017 12:34:27 PM FILED/CERT

KNOW ALL ME BY THESE PRESENTS, that in consideration of One and no/100 Dollars, (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, Bryan K. Hoagland, as Administrator of the Estate of Dawn Marie Hoagland, and an unmarried man, (hereinafter referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto Bryan K. Hoagland, an unmarried man (hereinafter referred to as Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama:

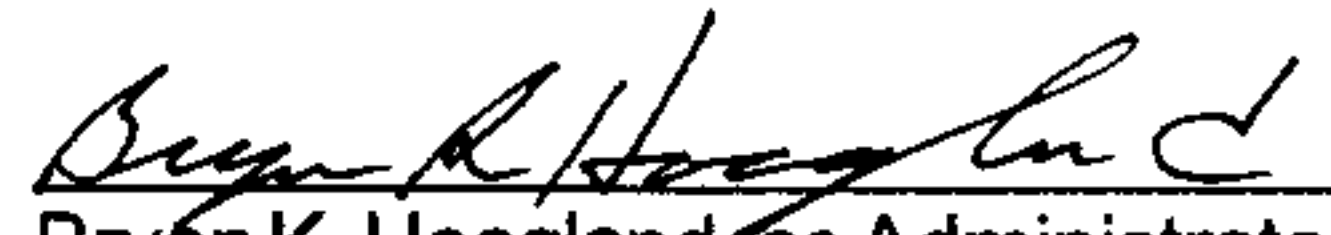
All that parcel of land in the City of Harpersville, Shelby County, State of Alabama, as more fully described in deed instrument #1993-40286, ID# 07-4-20-4-001-003.003, being more particularly described as metes and bounds property.

By fee simple deed from James Paul Tate and Gloria Tate, husband and wife as set forth in Inst. #1993-40286 dated 11/30/1993 and recorded 12/15/1993, Shelby County Records, State of Alabama.

Subject to current taxes, all matters of public record, including, but not limited to mortgages, easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs and assigns, forever. Grantor does for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHERE OF, the undersigned has hereunto set his hand and seal on this the 9th day of February 2017.


Bryan K. Hoagland, as Administrator
Of the Estate of Dawn Marie
Hoagland

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Bryan K. Hoagland, as Administrator of the Estate of Dawn Marie Hoagland, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and seal this the 9th day of February 2017.


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES:
May 24, 2019


20170209000049210 2/4 \$67.50
Shelby Cnty Judge of Probate, AL
02/09/2017 12:34:27 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Paul Tate and wife, Gloria Tate

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto


Dawn Tate Hoagland

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Corner of the Northwest Quarter of the SE $\frac{1}{4}$ of Section 20 Township 19 South Range 2 East, thence run North 89 deg. 02 min. 26 sec. West along the south boundary line of said Quarter - quarter section for 97.93 feet : thence run North 12 deg. 29 min. 29 sec. West for 627.11 feet to the point of beginning : thence continue along last said course for 444.26 feet to the south right of way line of Shelby County Road No. 62 thence run South 54 deg. 58 min. 38 sec. West along said road right of way for 98.95 feet : thence run South 53 deg. 47 min. 50 sec. West along said road right of way for 99.76 feet : thence run South 54 deg. 20 min. 43 sec. West along said road right of way for 150.17 feet : thence run South 32 deg. 43 min. 53 sec. East for 327.40 feet : thence run North 71 deg. 59 min. 56 sec. East for 208.50 feet to the point of beginning. Containing 2.32 acres.

Inst # 1993-40286

 12/15/1993-40286
 01:42 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 ALB 10.50


 20170209000049210 3/4 \$67.50
 Shelby Cnty Judge of Probate, AL
 02/09/2017 12:34:27 PM FILED/CERT

 Dawn Hoagland
 882 Hwy 83
 Vincent, AL 35778

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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 30th
 day of November, 19 93.

James Paul Tate (SEAL) _____ (SEAL)
Gloria Tate (SEAL) _____ (SEAL)
 _____ (SEAL) _____ (SEAL)

STATE OF AlabamaShelby COUNTY

General Acknowledgment

 I, the undersigned authority a Notary Public in and for said County,
 in said State, hereby certify that James Paul Tate and Wife, Gloria Tate

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being
 informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

 Given under my hand and official seal this 30th day of November, A.D. 19 93.

Laurie B. Hoagland
 Notary Public

Inst # 1993-40286

Real Estate Sales Validation Form

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

Grantor's Name Bryan Hoagland
Mailing Address 10455 Gallows cross Rd
Harpersville, AL 35078

Grantee's Name Bryan Hoagland
Mailing Address 10455 Gallows cross Rd
Harpersville, AL 35078

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 87,000.00 one of 843,500

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 _____



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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 2-9-2017

Print Bryan Hoagland

Sign Bryan Hoagland

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1