

This Instrument was Prepared by:

Send Tax Notice To: Steve Harless

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

2474 Smokey Road  
Alabaster, AL 35007

20170323000097030  
03/23/2017 12:43:11 PM  
DEEDS 1/3

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Seventy Three Thousand Six Hundred Dollars and No Cents (\$73,600.00)**, 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, **Leslie Glenn Hughes and Dorothy Page Hughes, husband and wife, whose mailing address is 644 Camp Branch Road, Alabaster, AL 35007** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve Harless, whose mailing address is 2474 Smokey Road, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **206 Melton Street, Montevallo, AL 35115**; to wit;

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA AND THE WEST RIGHT-OF-WAY OF MELTON STREET, AS NOW LOCATED IN THE CITY OF MONTEVALLO, ALABAMA; THENCE PROCEED NORTH 00 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF SAID MELTON STREET FOR A DISTANCE OF 190.64 FEET (SET PK NAIL) TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 87 DEGREES 03 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 144.54 FEET (SET W REBAR); THENCE PROCEED NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 147.25 FEET TO A CAPPED REBAR IN PLACE; THENCE PROCEED NORTH 88 DEGREES 05 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 144.18 FEET TO A 2" IRON IN PLACE BEING LOCATED ON THE WEST RIGHT-OF-WAY OF SAID STREET; THENCE PROCEED SOUTH 00 DEGREES 26 MINUTES 59 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF SAID STREET FOR A DISTANCE OF 159.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

ACCORDING TO THE SURVEY OF JAMES M. RAY, ALA. REG. NO. 18383, DATED MARCH 3, 2005, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 2-A AS RECORDED ON MAP BOOK 36, PAGE 32 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

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

**Subject to:**

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

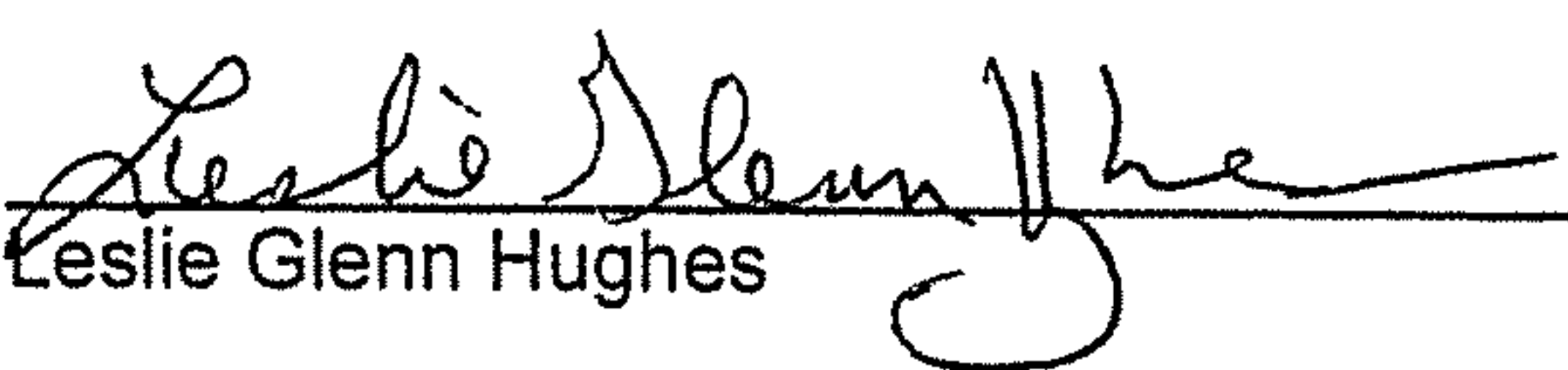
Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

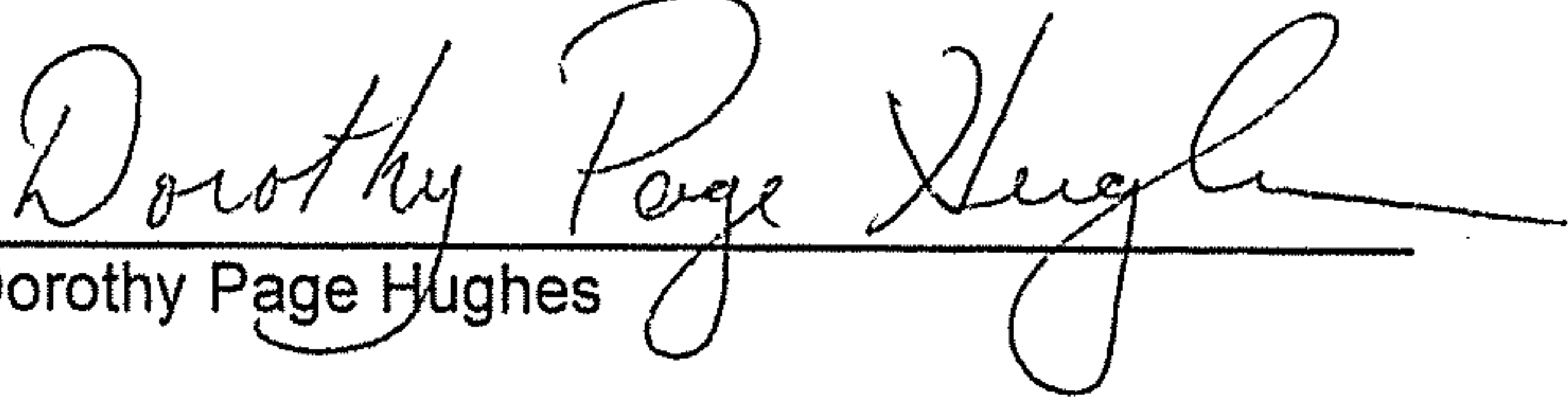
Subject to any loss or damage arising out of the mislocation of that portable building along the south property line of Lot 2A, being partially on Parcel 1A and Parcel 2A as depicted on that survey by James M. Ray, dated March 3, 2005.

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 22nd day of March, 2017.

  
\_\_\_\_\_  
Leslie Glenn Hughes

  
\_\_\_\_\_  
Dorothy Page Hughes

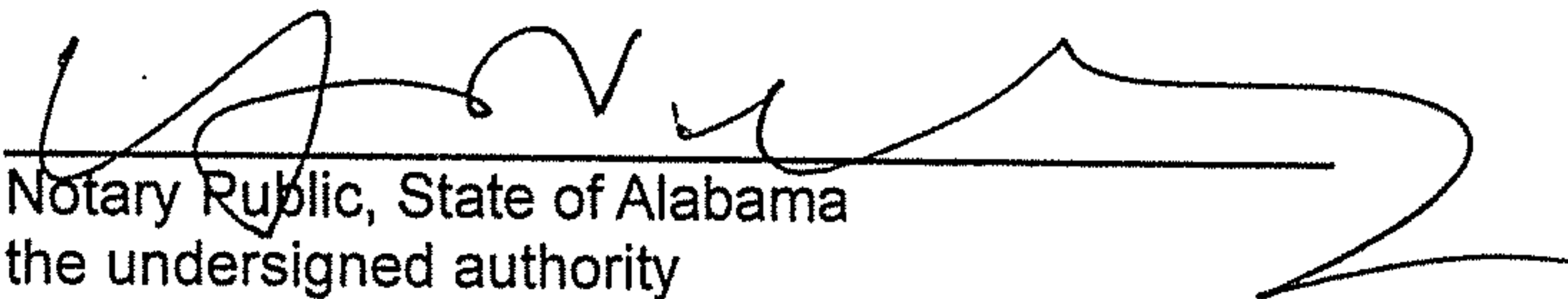
State of Alabama

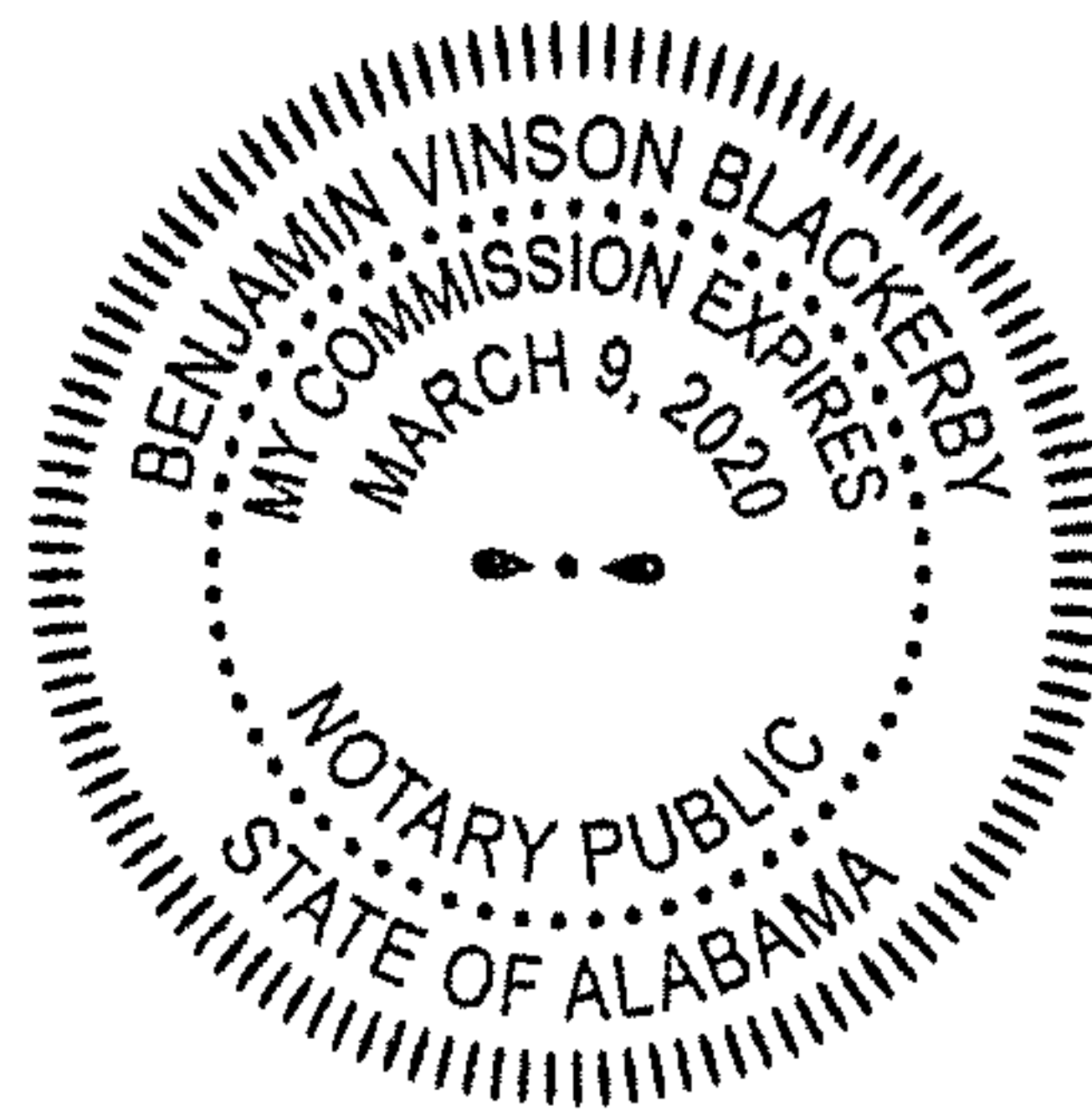
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Leslie Glenn Hughes and Dorothy Page Hughes, husband and wife, whose names 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of March, 2017.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name Leslie Glenn Hughes
Dorothy Page Hughes
Mailing Address 644 Camp Branch Road
Alabaster, AL 35007
Property Address 206 Melton Street
Montevallo, AL 35115

Grantee's Name Steve Harless
Mailing Address 206 Melton Street 2474 Smokey Rd
Montevallo, AL 35115 Alabaster, AL
35007

Date of Sale March 22, 2017
Total Purchase Price \$73,600.00
or
Actual Value
or
Assessor's Market Value

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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 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 March 22, 2017

Unattested

(verified by)

Print Leslie Glenn Hughes

Sign (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
03/23/2017 12:43:11 PM
\$95.00 CHERRY
20170323000097030

Signature of official