

Send tax notice to:
Chadley K. Hart & Sara J. Hart
764 Forest Lakes Drive
Chelsea, AL 35043
PEL1700274

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170605000197210
06/05/2017 02:02:57 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Two Thousand and 00/100 Dollars (\$182,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Michael Hosey and Elizabeth Muhia, Husband and Wife** whose mailing address is: **3710 78th Avenue Ct, W R 201, University Place, WA 98466** (hereinafter referred to as "Grantors"), by **Chadley K. Hart and Sarah J. Hart** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 409 according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, page 122A in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$178,703.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$5460.00 of the consideration was paid from the proceeds of a second mortgage loan recorded simultaneously herewith

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Michael Hosey and Elizabeth Muhia have hereunto set their signatures and seals on May 26, 2017.

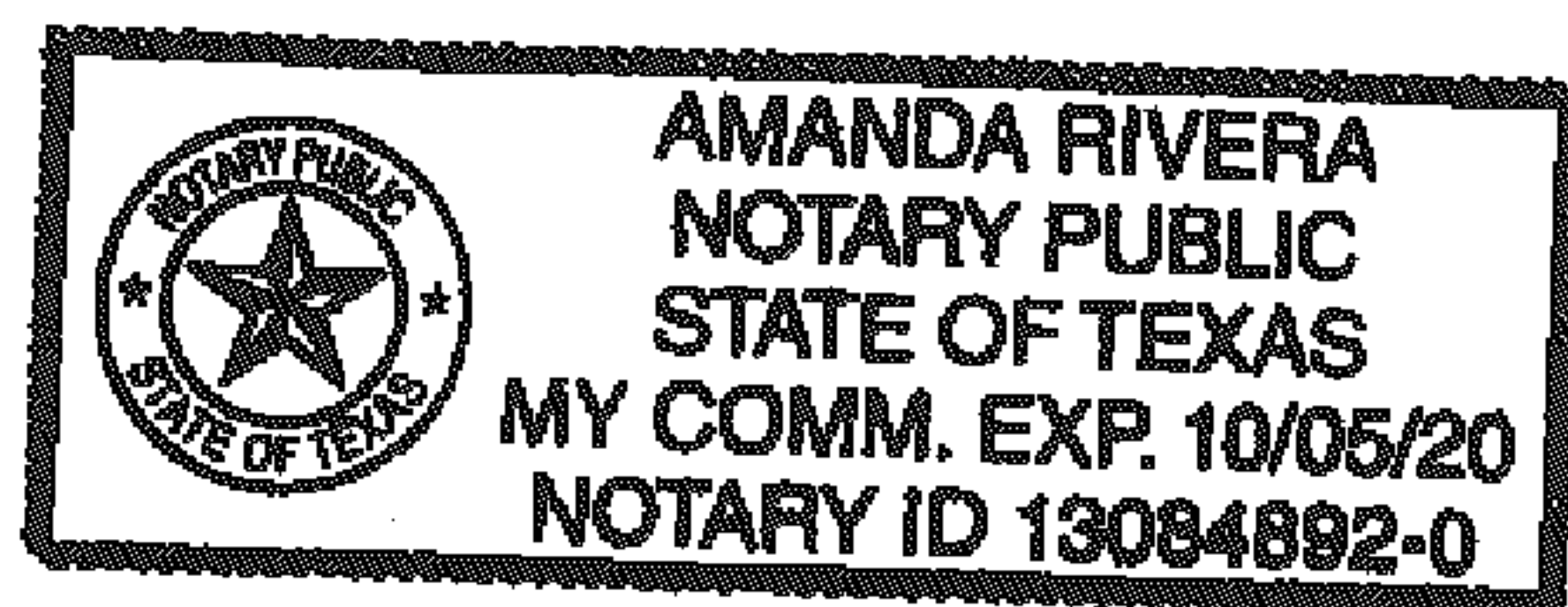

Michael Hosey

STATE OF TEXAS
COUNTY OF Fort Bend

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Hosey, a married ~~woman~~, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of May, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Amanda Rivera
Commission Expires: 10/05/20


Elizabeth Muhia

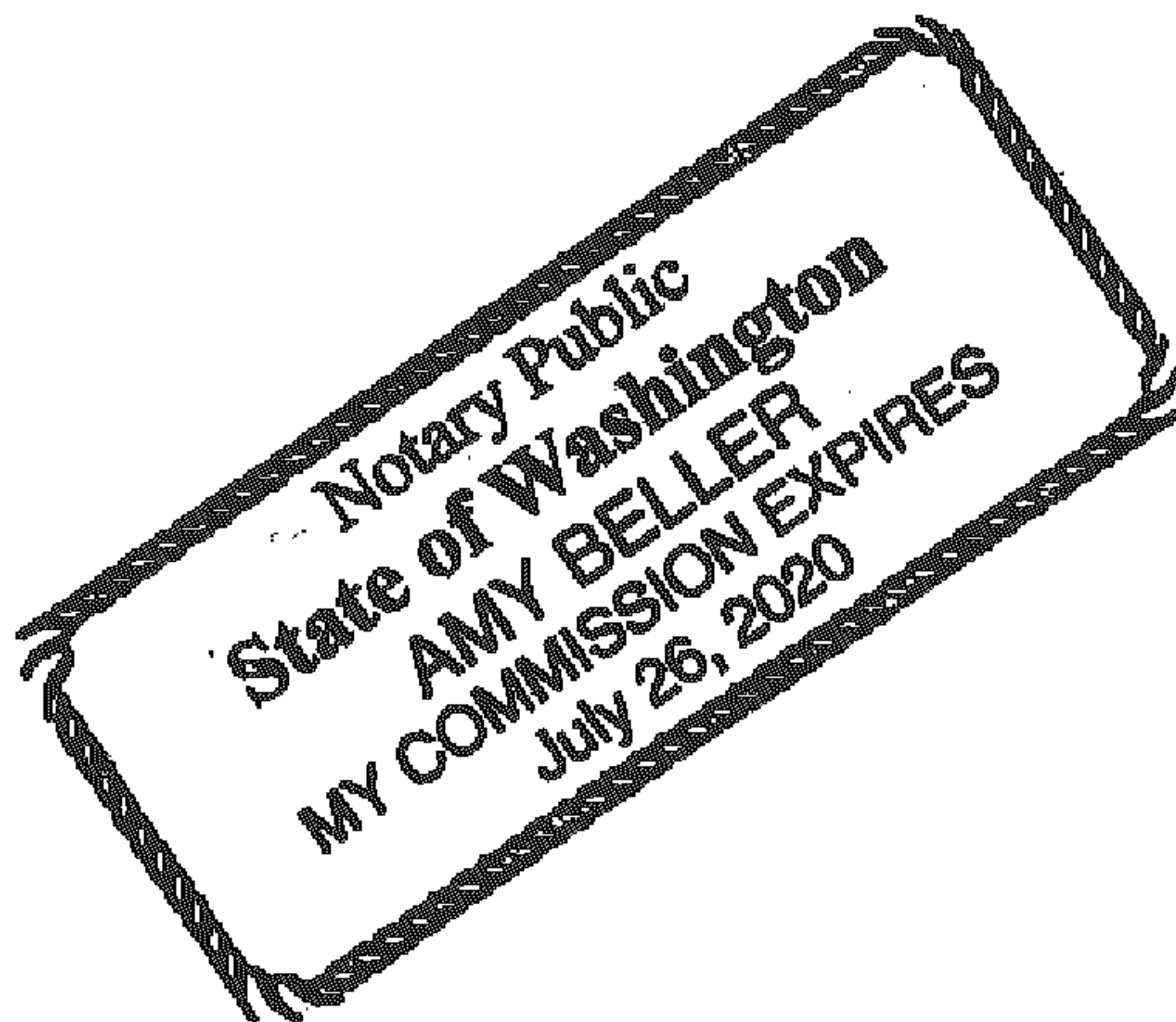
STATE OF Washington
COUNTY OF Pierce

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Muhia, a married woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of May, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:



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

Michael H. C.
Elisebeth M. H.
3710 78th Ave NW
University Place WA
78466
264 Forest Lakes Dr
Chelton, MO 65013

Grantee's Name
Mailing Address
Charles H. H.
Swick Street
764 Forest Lakes
Chelton, MO 65013

Property Address

Date of Sale 5/31/17
Total Purchase Price \$ 182000

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 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 5/31/17

Unattested

(verified by)

Print

Sign

Kenneth B. St. John
(Grantor/Grantee/Grant Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2017 02:02:57 PM
\$25.00 CHERRY
20170605000197210

James W. Fuhrmeister