

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126
FOR NREIS

Send Tax Notice To
Ginger Hatfield
1044 Seminole Place
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED NINETY EIGHT THOUSAND AND 10/100 (\$198,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, WE,

DENNIS C. POTTER AND VICTORIA A. POTTER, HUSBAND AND WIFE
(herein referred to as grantors) do, grant, bargain, sell and convey unto

GINGER HATFIELD

(herein referred to as GRANTEES), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 45, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

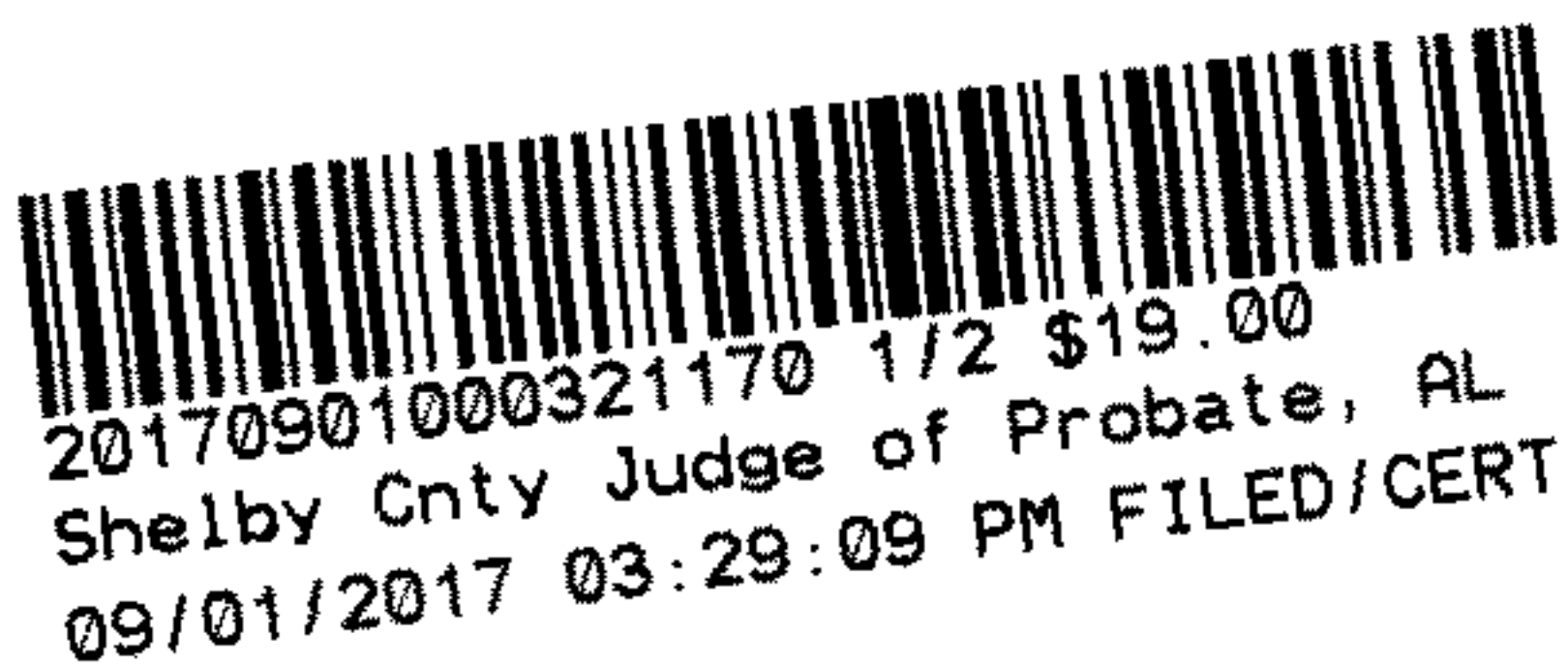
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

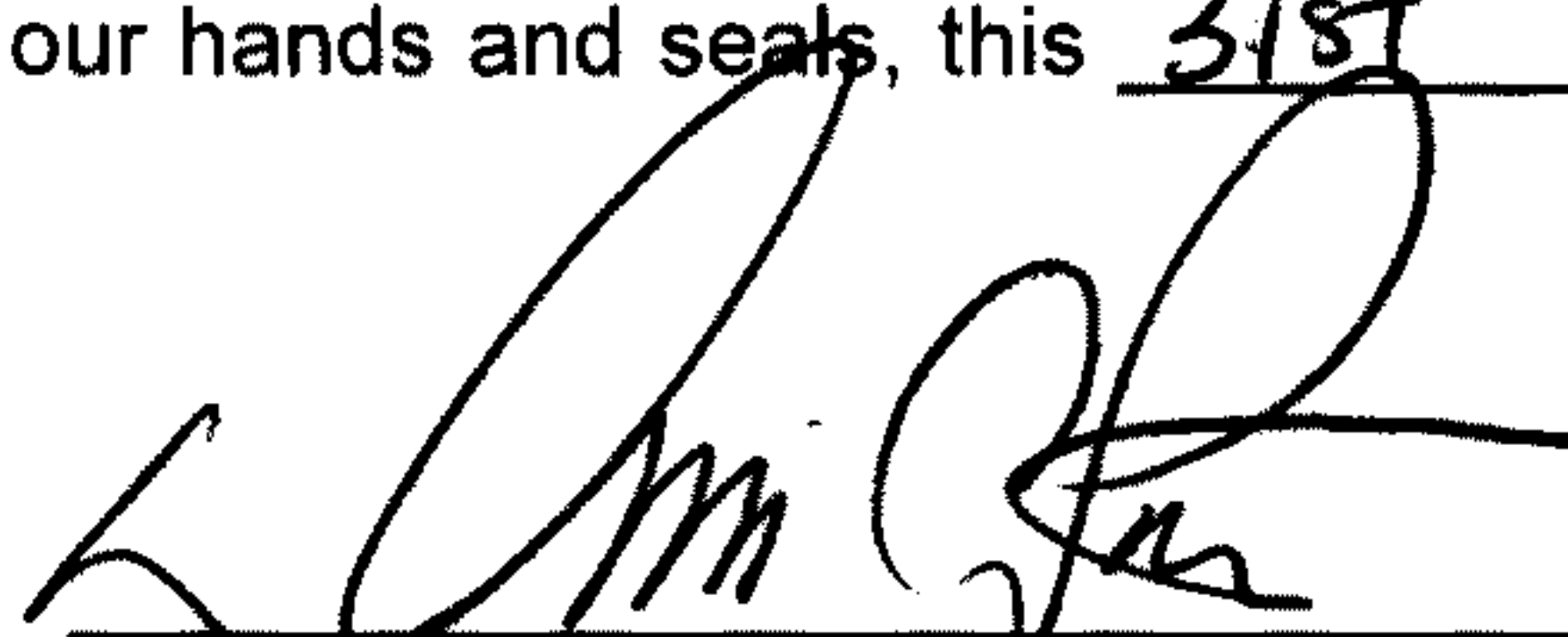
\$ 194,413⁰⁰ OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31ST day of AUGUST, 2017.





DENNIS C. POTTER (SEAL)

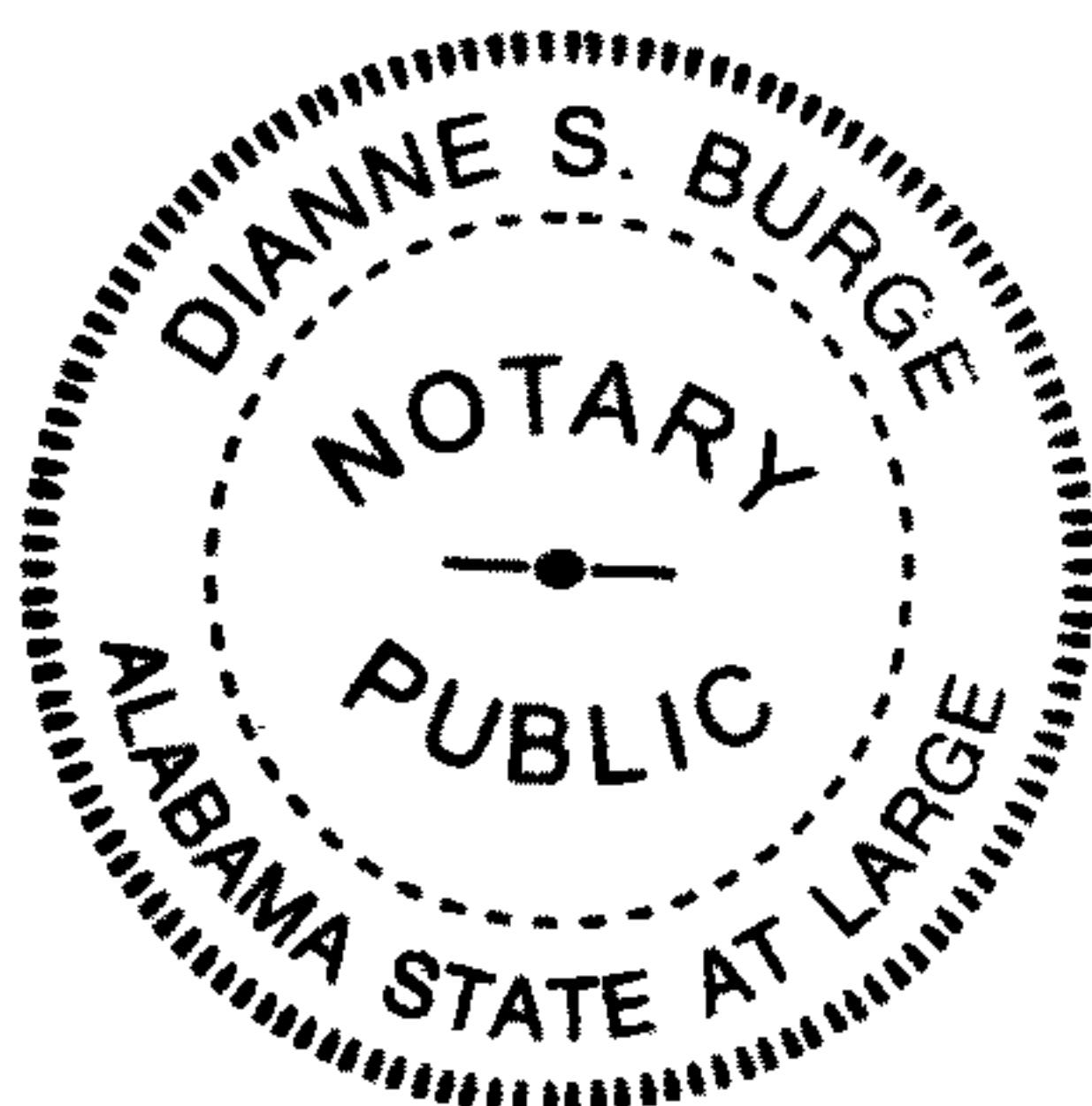


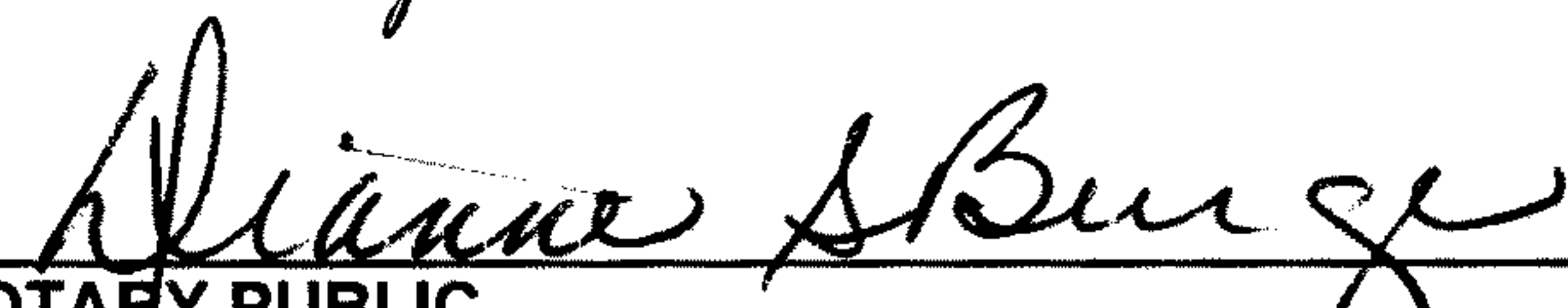
VICTORIA A. POTTER (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **DENNIS C. POTTER AND VICTORIA A. POTTER, HUSBAND AND WIFE**, whose name is signed to the foregoing conveyance, and who is 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 the 31 day of August, 2017.





NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/12/2021

Real Estate Sales Validation Form

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

Grantor's Name Dennis C. Potter
Victoria A. Potter
Mailing Address 272 Kings Drive
Atoka, TN 38004

Grantee's Name Ginger Hatfield
Mailing Address 1044 Seminole Place
Calera, AL 35040

Property Address 1044 Seminole Place
Calera, AL 35040

Date of Sale August 31, 2017
Total Purchase Price \$198,000.00

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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

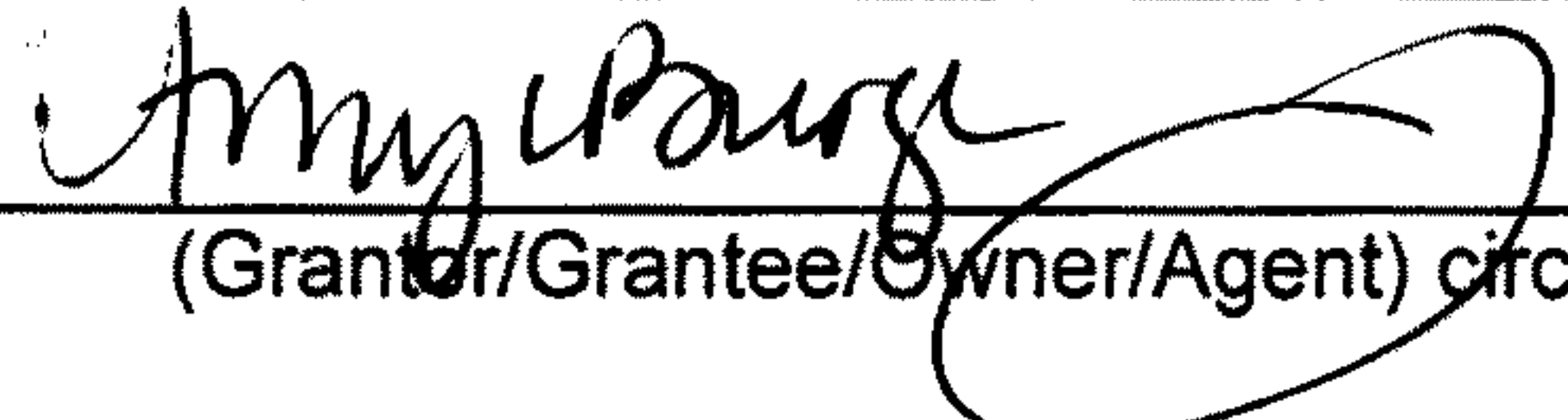
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 31, 2017

Print Amy L Burge

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one