

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
ESTES CLOSINGS, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244

20170912000332360
09/12/2017 11:57:14 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Aaron B. Head
1604 1st Avenue W
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Sixty-Seven Thousand and 00/100 Dollars (\$167,000.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

Harold Anthony Hatch and Zandra B. Hatch, Husband and Wife

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

Aaron B. Head

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$167,000.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns forever.

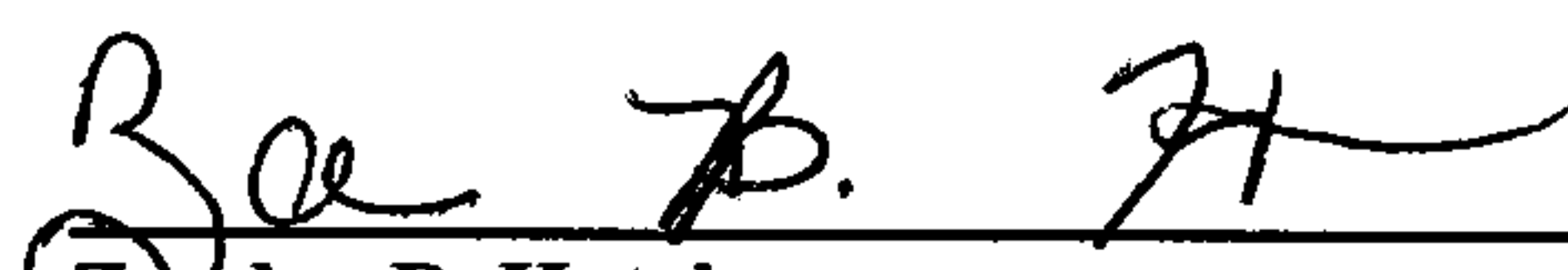
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 11 day of **September**, 2017.



Harold Anthony Hatch



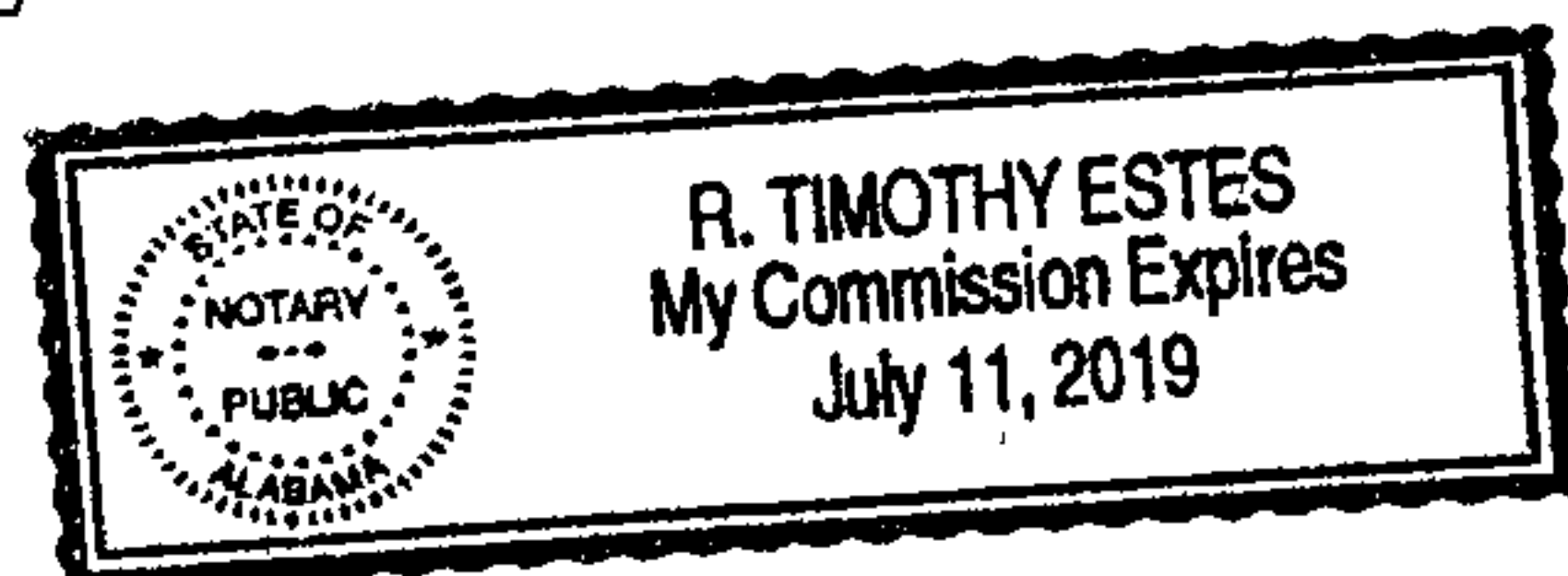
Zandra B. Hatch

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold Anthony Hatch and Zandra B. Hatch** 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 they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 11 day of **September**, 2017

SEAL





Notary Public
My Commission Expires: 7/11/19

EXHIBIT "A" LEGAL DESCRIPTION

Begin at the NE corner of SE 1/4 of SW 1/4 of Section 34, Township 20, Range 3 West, run West and to line 125 feet to the middle of private driveway; thence South 88 feet to the right of way of Highway #44; thence in an Eastern direction, run parallel with said right of way 130 feet to the 40 line; thence North 60 feet to the point of beginning. Situated in SE 1/4 of SW 1/4, Section 34, Township 20, Range 3 West, in Shelby County, Alabama.

Also:

Begin at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West; thence run northerly along the East boundary line of said 1/4 1/4 section for 208.71 feet; thence turn an angle of 88 degrees 27 minutes 46 seconds to the left and run westerly for 208.71 feet; thence turn an angle of 91 degrees 32 minutes 14 seconds to the left and run Southerly 208.71 feet to a point on the South boundary line of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West; thence turn an angle of 88 degrees 27 minutes 46 seconds to the left and run Easterly along the South boundary line of said 1/4 1/4 section 208.71 feet to the point of beginning, in Shelby County, Alabama.

Also:

Commence at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 34, Township 20 South, Range 3 West; run thence in a Westerly direction along the South line of said quarter quarter section for a distance of 125 feet to the point of beginning, from the point of beginning thus obtained, thence continue along last described course for a distance of 83.71 feet to a point on the right of way line of Navajo Pines Drive; thence turn an angle to the left of 91 degrees 32 minutes 14 seconds and run in a Southerly direction along the Easterly right of way line of Navajo Pines Drive for a distance of 58.76 feet to the point of beginning of a curve to the left, said curve having a central angle of 100 degrees 30 minutes and a radius of 25 feet; thence along the arc of said curve for a distance of 43.85 feet to the end of said curve; thence run along the tangent extended to said curve in a Northeasterly direction along the Northwestern right of way line of County Road No. 44 for a distance of 62 feet, more or less to a point in the middle of a private drive; thence run in a Northerly direction along the middle of said private drive for a distance of 70 feet, more or less to the point of beginning in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Harold Anthony Hatch and Zandra B. Hatch	Grantee's Name	Aaron B. Head
Mailing Address	1604 1st Avenue W Alabaster, AL 35007	Mailing Address	1604 1st Avenue W Alabaster, AL 35007
Property Address	1604 1st Avenue W Alabaster, AL 35007	Date of Sale	September 8, 2017
		Total Purchase Price	\$167,000.00
		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 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	September 8, 2017	Print	Harold Anthony Hatch
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/12/2017 11:57:14 AM
\$22.00 CHERRY
20170912000332360

[Signature]