

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Thomas J. Hamilton and Jennifer M.
Hamilton
151 Roll Tide Rd
Bessemer, AL 35022

WARRANTY DEED

20170927000350810

STATE OF ALABAMA)

09/27/2017 10:07:43 AM

SHELBY COUNTY)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Nine Thousand And No/100 Dollars (\$209,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason Wallace, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas J. Hamilton and Jennifer M. Hamilton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

NW 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 section; thence run west along the south line of said 1/4-1/4 section a distance of 547.08 feet; thence turn right 89°12'00" a distance of 354.03 feet to the point of beginning; thence continue last course a distance of 177.05 feet; thence turn left 88°57'32" a distance of 178.91 feet; thence turn left 91°01'56" a distance of 177.05 feet; thence turn left 88°58'04" a distance of 178.93 feet to the point of beginning. Also, a 15 foot easement for the purpose of ingress, egress and utilities, 7.5 feet on each side of the following described centerline: Commence at the NW corner of the above described parcel; thence run easterly along the north line of said parcel a distance of 7.5 feet to the point of beginning of said centerline; thence turn left 91°01'56" a distance of 487.2 feet, more or less, to the southerly right of way of South Shades Crest Road and the end of said centerline.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse.

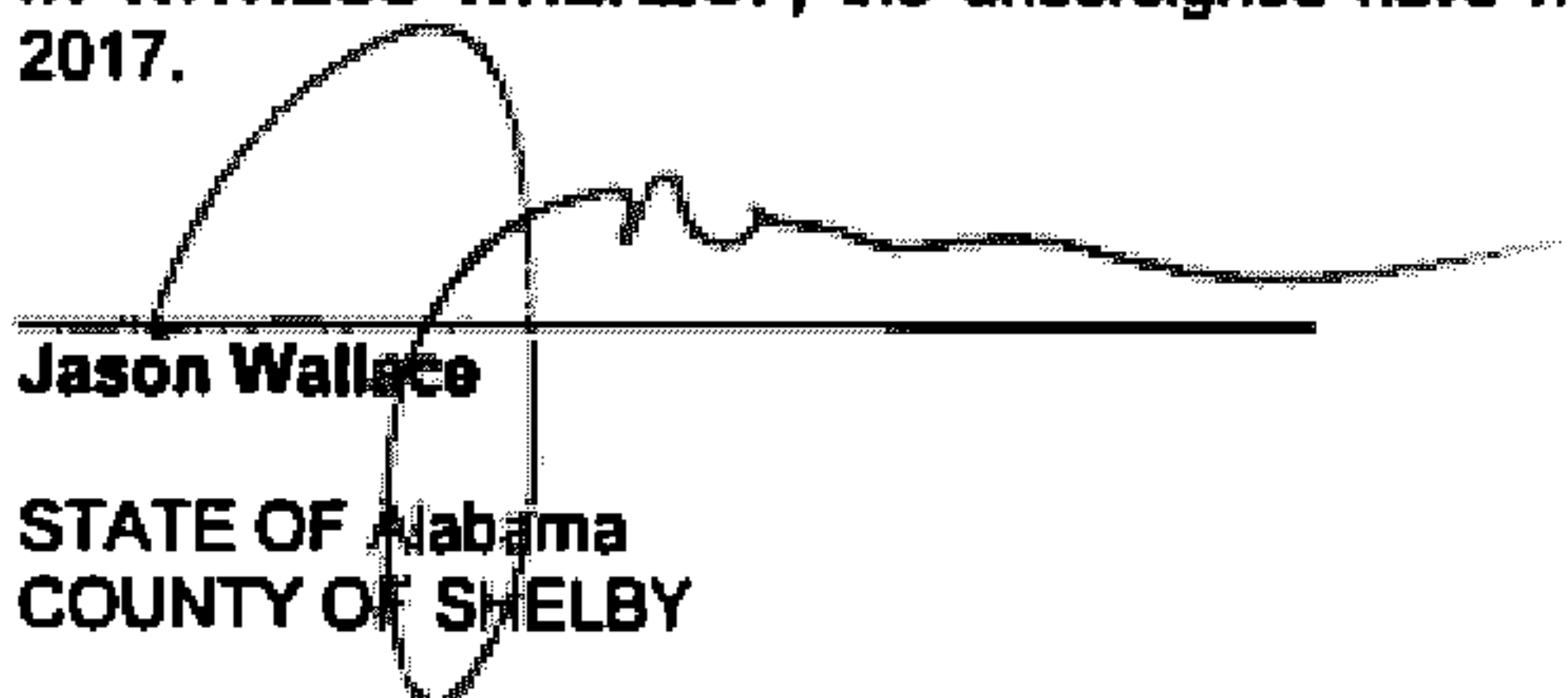
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$175,560.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 21, 2017.



Jason Wallace

STATE OF Alabama
COUNTY OF SHELBY

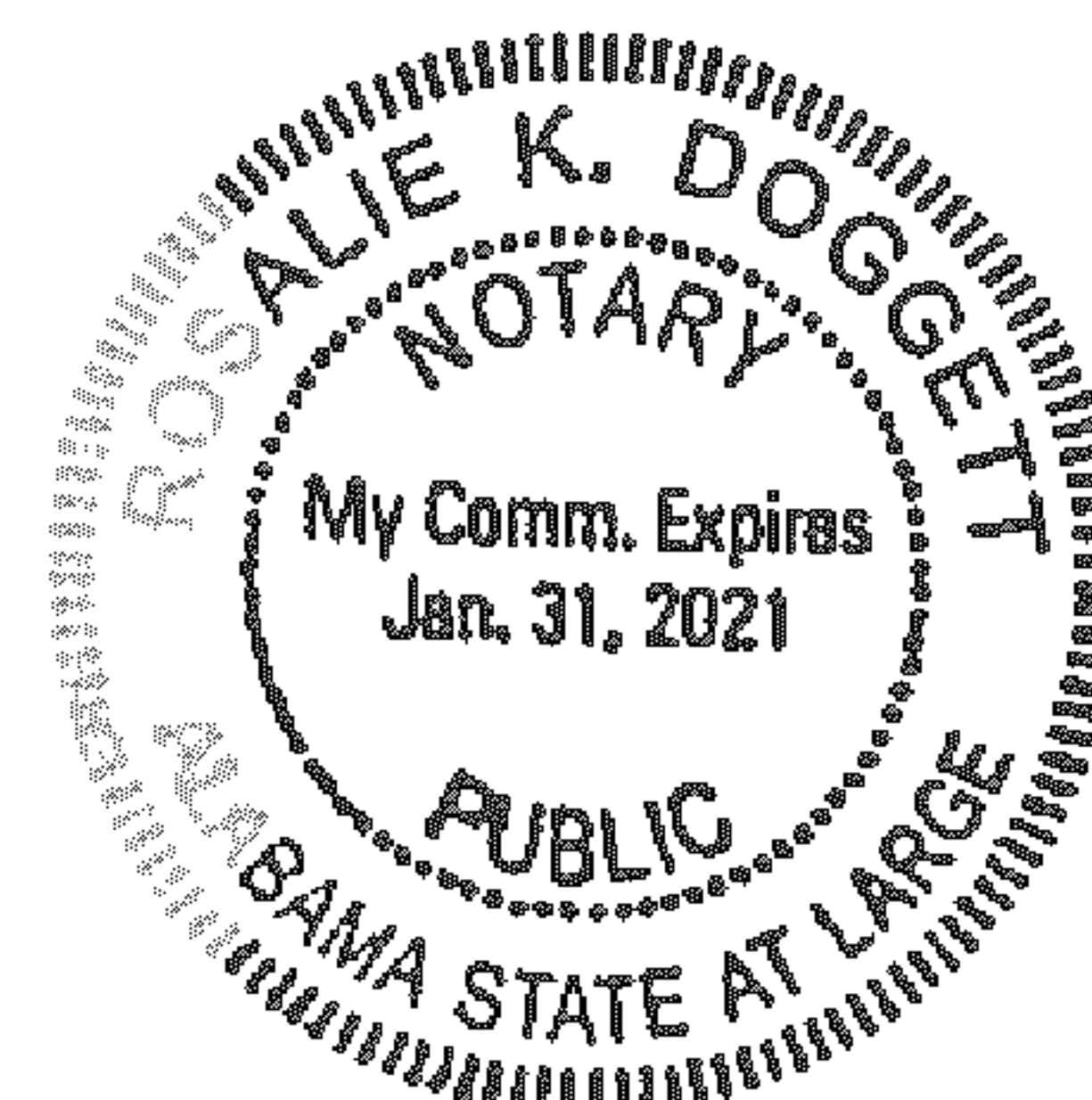
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jason Wallace whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 21st day of September, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 09/21/2017.



Notary Public

My commission expires: 1/31/21



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20170927000350810 09/27/2017 10:07:43 AM DEEDS 2/2

Grantor's Name Jason Wallace
Mailing Address 2005 Craig Lane
Hoover, AL 35226

Grantee's Name Thomas J. Hamilton and Jennifer M.
Hamilton
Mailing Address 151 Roll Tide Rd
Bessemer, AL 35022

Property Address 151 Roll Tide Rd
Bessemer, AL 35022

Date of Sale September 21, 2017
Total Purchase Price \$209,000.00
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
☐ 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 - Jason Wallace, 2005 Craig Lane, Hoover, AL 35226.

Grantee's name and mailing address - Thomas J. Hamilton and Jennifer M. Hamilton, 151 Roll Tide Rd,
Bessemer, AL 35022.

Property address - 151 Roll Tide Rd, Bessemer, AL 35022

Date of Sale - September 21, 2017.

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.

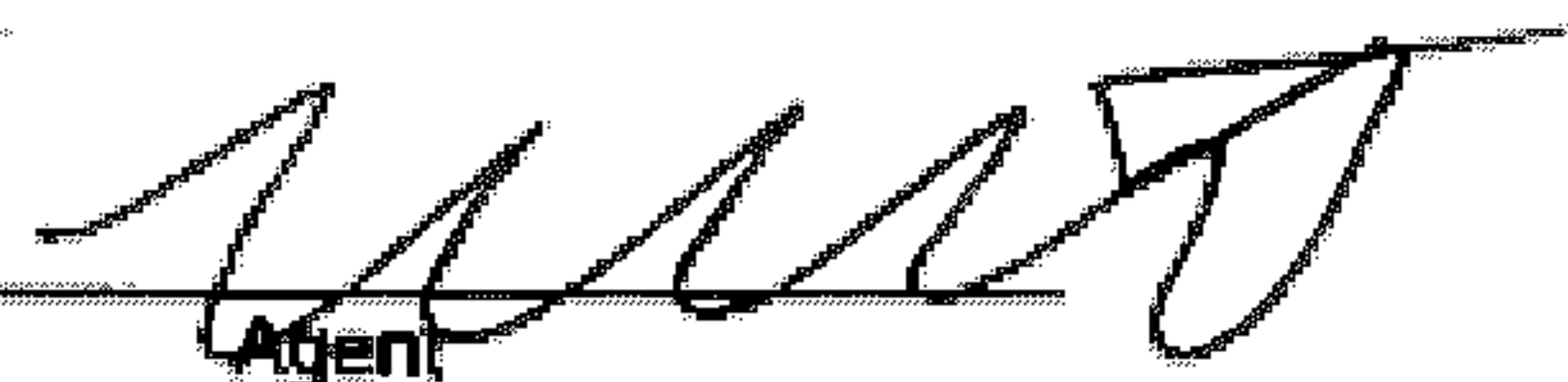
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

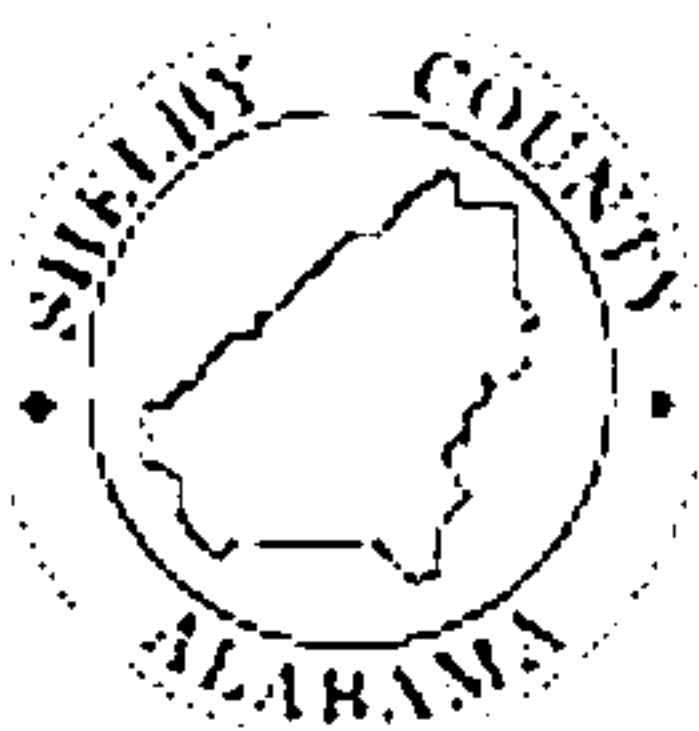
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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 21, 2017

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/27/2017 10:07:43 AM
\$51.50 CHERRY
20170927000350810

