

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **RANDALL HAGERLA, also known as, RANDALL E. HAGERLA, and JANET HAGERLA, also known as, JANET C. HAGERLA, husband and wife,** the undersigned Grantors, do grant, bargain, sell and convey our interest, to **Randall E. Hagerla and Janet C. Hagerla, Trustees of the Randall and Janet Hagerla Living Trust dated December 21, 2017,** Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

See Exhibit A attached hereto for legal description.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that We are lawfully seized in fee

simple of said real property, and that it is free from all encumbrances unless stated herein;
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
Grantees, their successors and assigns, forever, against the lawful claims of all persons.

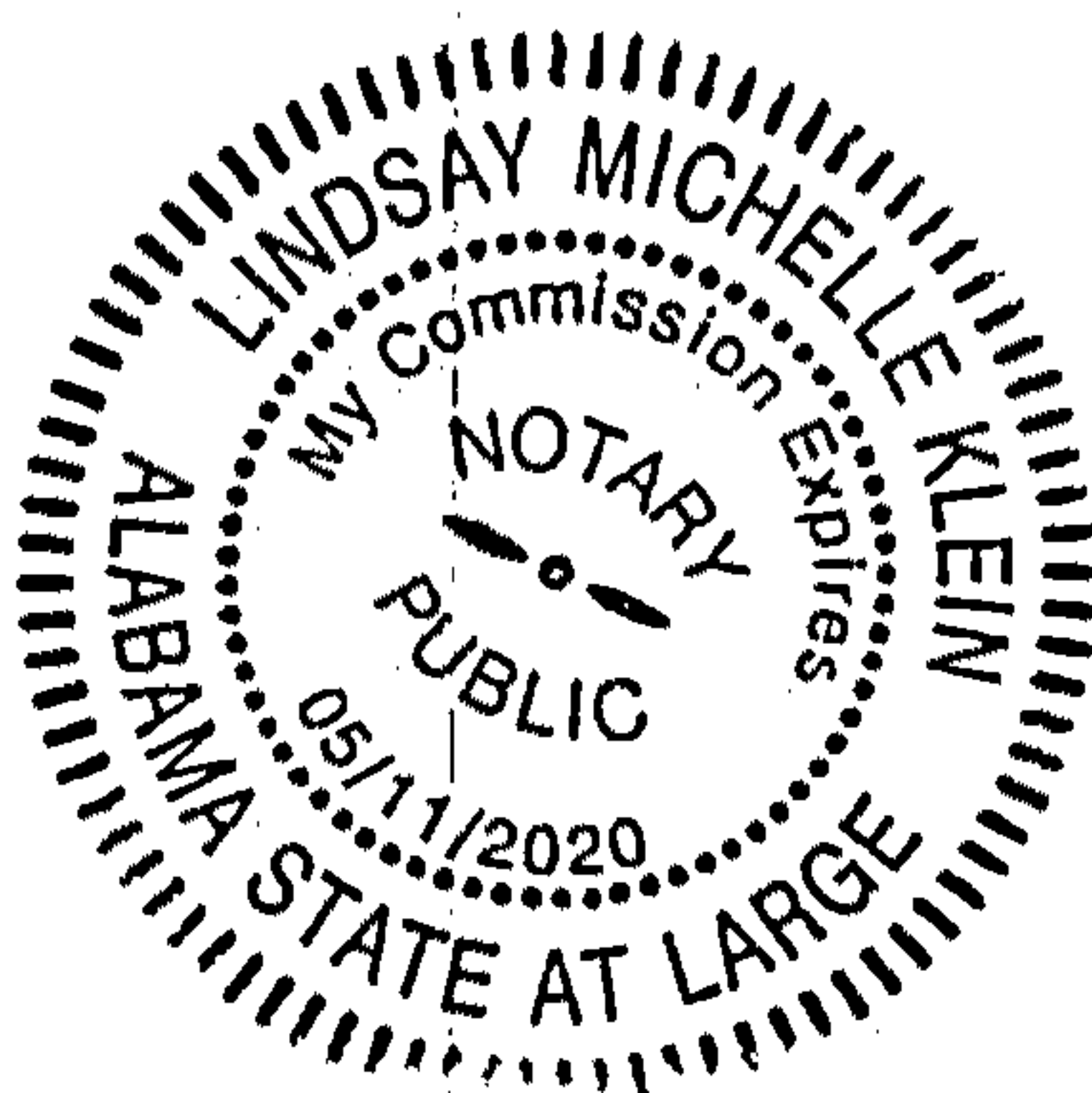
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 21st
day of December, 2017.

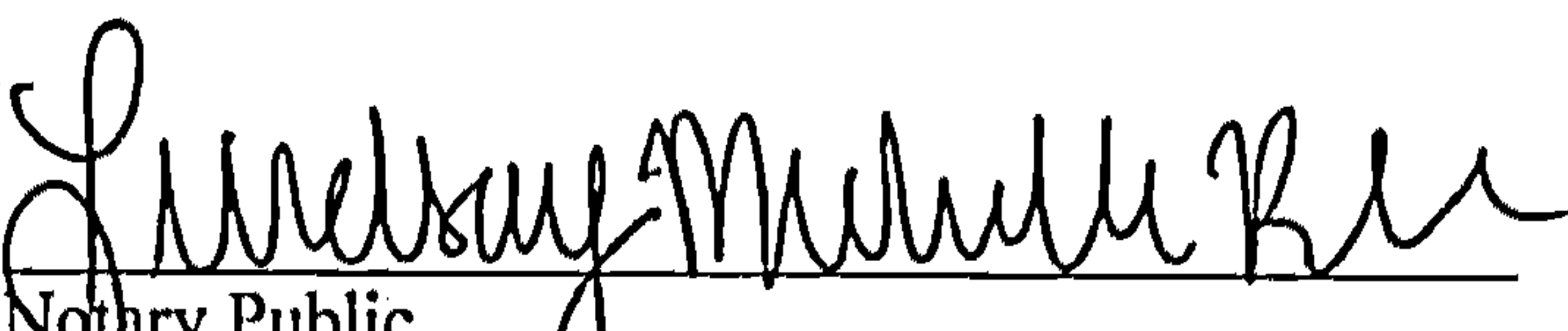

_____(SEAL)
RANDALL HAGERLA

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State,
do hereby certify that RANDALL HAGERLA, 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, he executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal, this 21st day of December, 2017.





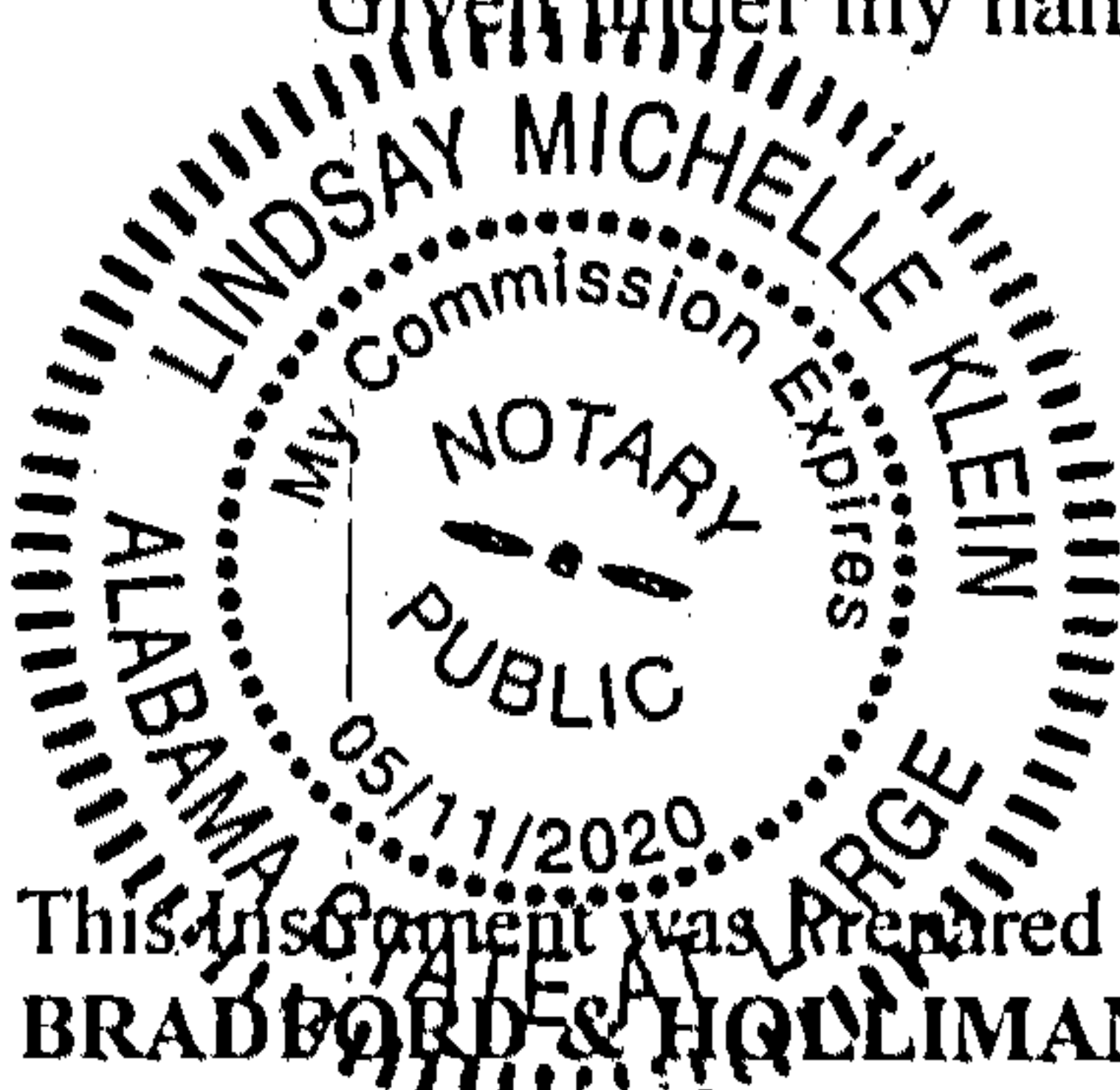
Notary Public

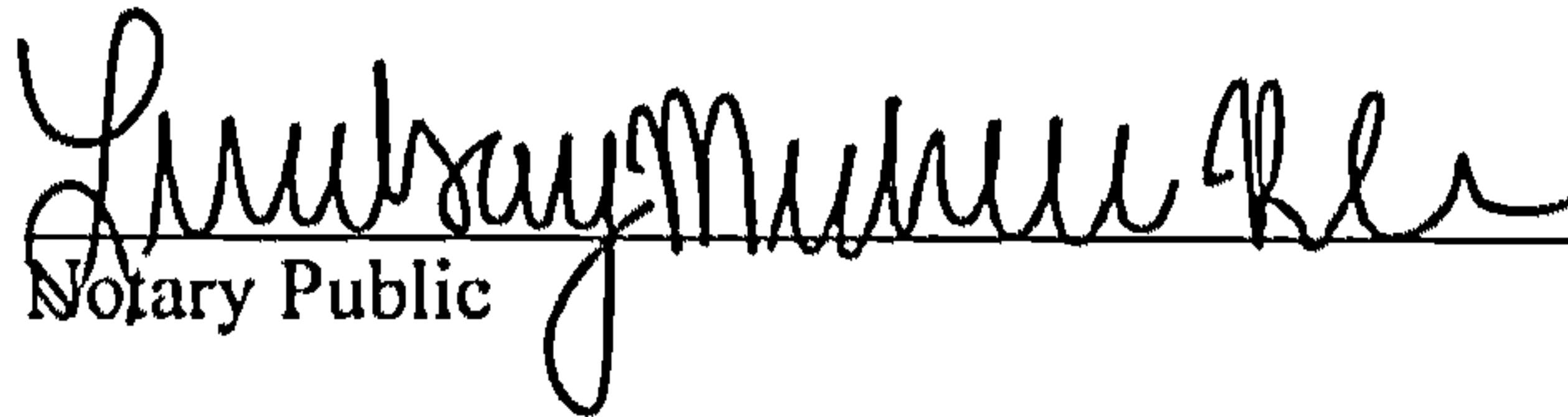
 (SEAL)
JANET HAGERLA

STATE OF ALABAMA 20171222000456520 12/22/2017 09:29:53 AM DEEDS 3/5
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JANET HAGERLA, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of December, 2017.




Notary Public

This instrument was prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Bradford
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 259-3302

Exhibit A

Lots 4 and 5, according to the unrecorded map of Paradise Point Marina, Lease Lots, being more particularly describe as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 375 feet to a point; thence turn right and run West 175 feet to the NE corner of Lot 5, and the point of beginning of the property herein described; thence continue West 153 feet, more or less, to the NW corner of Lot 4; thence run South along the West line of Lot 4 a distance of 185 feet, more or less, to a point on the 397 contour line of Lay Lake Reservoir; thence run in a Southeasterly direction a distance of 160 feet, more or less, along said 397 contour to the SE corner of Lot 5; thence run in a Northerly direction along the Easterly line of Lot 5, a distance of 225 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Randall Hagerla & Janet Hagerla
Mailing Address 74 Murphy Lane
Columbiana, AL 35051

Grantee's Name Randall & Janet Hagerla Living Trust, dated 12/21/2017
Mailing Address 74 Murphy Lane
Columbiana, AL 35051

Property Address 74 Murphy Lane
Columbiana, AL 35051

Date of Sale 12/21/2017
Total Purchase Price \$

or
Actual Value \$

20171222000456520 12/22/2017 09:29:53 AM DEEDS 5/5 or
Assessor's Market Value \$ 161,240

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 ☐ Tax Appraised Value

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 12/21/2017

Print Randall Hagerla

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/22/2017 09:29:53 AM
\$188.50 CHERRY
20171222000456520

Form RT-1