

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. J. B. Blackerby
155 Hwy 69
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THOUSAND AND NO/00 DOLLARS (\$100,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Darlene H. Wahaus, as Trustee of the Hatch Family Trust dated June 11, 2010 (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, J. B. Blackerby and Reba K. Blackerby, (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.

Subject to 2018 property taxes, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of January, 2018.

THE HATCH FAMILY TRUST, dated
June 11, 2010

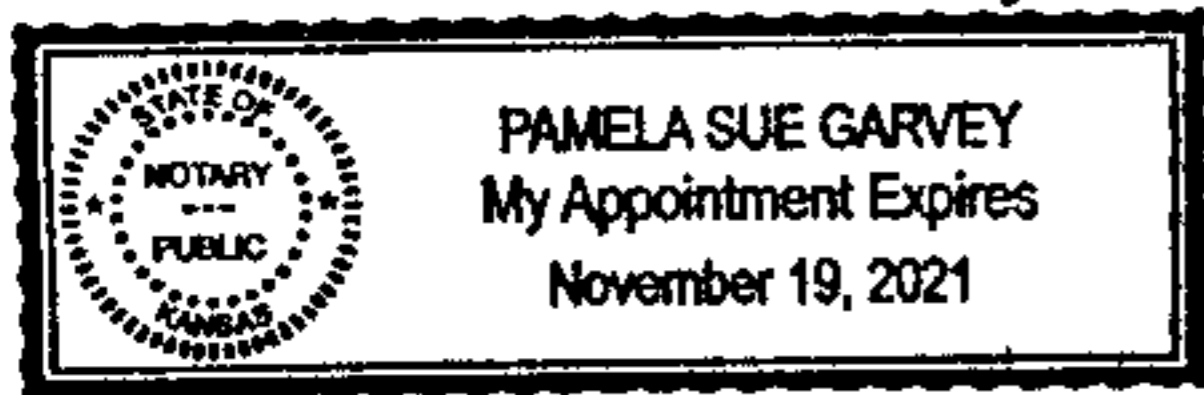
Darlene H. Wahaus, Trustee

By: Darlene H. Wahaus, as Trustee

STATE OF KANSAS)
COUNTY OF JOHNSON)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Darlene H. Wahaus, whose name as Trustee of the Hatch Family Trust, dated June 11, 2010, 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 in her capacity as Trustee.

Given under my hand and official seal this 2 day of JANUARY, 2018



My commission expires: 11/19/2021

Pamela Sue Garvey
Notary Public

Shelby County, AL 01/05/2018
State of Alabama
Deed Tax: \$100.00

20180105000006050 1/3 \$121.00
Shelby Cnty Judge of Probate: AL
01/05/2018 02:56:21 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

A parcel of land in the West One-Half of the Northwest Quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, and also shown and described by deed in Deed Book 355, Page 79, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:


Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, said point being a 1-inch open top pipe found; thence proceed North 00 degrees 15 minutes 13 seconds West for a distance of 527.39 feet to a 1/2-inch rebar found on the Southeastern right of way boundary of Shelby County Highway 36 (80-foot right of way); thence proceed North 46 degrees 31 minutes 13 seconds East along said right of way for a distance of 87.06 feet to a 1/2-inch rebar set at the point of intersection of the Southeastern right of way of said Shelby County Highway 36 and the Western right of way flare of Shelby County Highway 69; thence proceed along said right of way flare South 74 degrees 32 minutes 33 seconds East for a distance of 102.40 feet to a 1/2-inch rebar set; thence South 28 degrees 31 minutes 44 seconds East along said right of way of Highway 69 for 52.15 feet to a 1/2-inch rebar set at the beginning of a curve to the right having a radius of 724.08 feet, with a chord bearing of South 07 degrees 31 minutes 54 seconds East and chord distance of 679.91 feet; thence along said curve an arc distance of 708.12 feet to a 1/2-inch rebar set; thence leaving said right of way, proceed North 79 degrees 20 minutes 51 seconds West for a distance of 283.91 feet to a 1-inch open top pipe found; thence proceed North 00 degrees 00 minutes 28 seconds West for a distance of 103.96 feet to the point of beginning.

TRACT 2:

A parcel of land in the West One-Half of the Northwest Quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, and also shown and described by deed in Deed Book 355, Page 79, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest of the Northwest Quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, said point being a 1-inch open top pipe found; thence proceed North 88 degrees 00 minutes 00 seconds East along the North boundary of said Southwest Quarter of the Northwest Quarter for a distance of 619.45 feet to a 2-inch open top pipe found, said point being the point of beginning of the tract herein described; thence proceed South 17 degrees 22 minutes 37 seconds West for a distance of 85.23 feet to a 1/2-inch rebar found; thence North 51 degrees 26 minutes 52 seconds West for a distance of 240.62 feet to a 1-inch open top pipe found on the Easterly right of way of Shelby County Highway No. 69 (80-foot right of way), said point being on a curve to the left having a radius of 804.08 feet, with a chord bearing of North 12 degrees 11 minutes 39 seconds West and a chord distance of 350.48 feet; thence along said curve an arc distance of 353.31 feet to a 1-inch open top pipe found on the Southern right of way of Thompson Drive (40-foot right of way); thence leaving said Highway 69 right of way, proceed along Thompson Drive North 88 degrees 27 minutes 15 seconds East for a distance of 494.37 feet to a 1-inch open top pipe found; thence leaving said Thompson Drive, proceed South 00 degrees 27 minutes 05 seconds East for a distance of 416.65 feet to a 2-inch open top pipe found; thence proceed South 88 degrees 16 minutes 29 seconds West for 174.65 feet to a 1/2-inch rebar found; thence proceed South 85 degrees 44 minutes 01 seconds West for a distance of 35.35 feet, to the point of beginning.

According to survey of J. Clayton Lynch, RLS #34331, dated December 22, 2017.


20180105000006050 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
01/05/2018 02:56:21 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Darlene H. Walhaus, Trustee of
The Hatch Family Trust, dated 6/11/10
Mailing Address 11608 Reeder St.
Overland Park, KS 66210

Grantee's Name: J. B. Blackerby & Reba K. Blackerby
Mailing Address: 155 Hwy 69
Chelsea, AL 35043

Property Address: Chelsea, AL

Date of Sale 1-5-18
Total Purchase Price \$ 100,000.00
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 - 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 1/2/18

Sign Darlene H Walhaus, Trustee
(Grantor/Grantee/Owner/Agent) circle one
Print Darlene H Walhaus, Trustee

☐ Unattested

(Verified by)

Form RT-1


20180105000006050 3/3 \$121.00
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