

This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046


20180206000039180 1/3 \$59.00
Shelby Cnty Judge of Probate, AL
02/06/2018 09:46:18 AM FILED/CERT

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Eight Thousand and no/100 (\$38,000.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Hunt Holdings Co., LLC, an Alabama limited liability company** (herein referred to as grantor), does grant, bargain, sell and convey to **Casey Knox** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The West 50 feet of Lot 10, in Block 274, according to Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

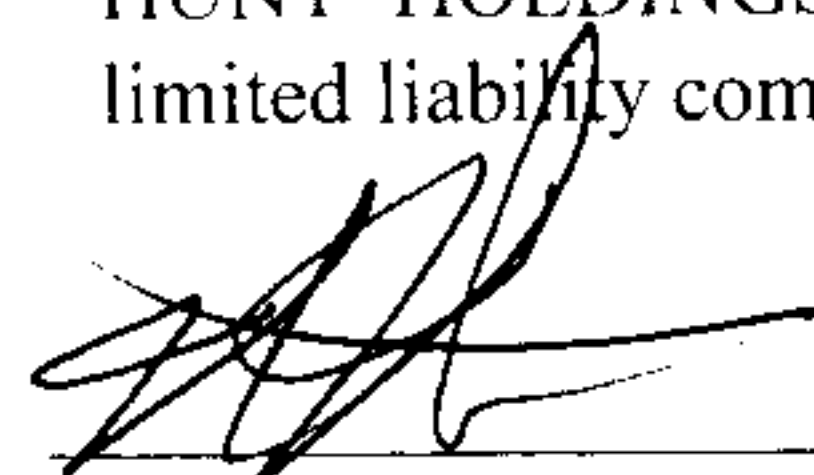
TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And said grantor does for itself and for its successors and assigns covenant with the said grantee, his heirs and assigns, 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 successors and assigns 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, Hunt Holdings Co., LLC, by Nathan Hunt, its duly authorized officer, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of February, 2018.

HUNT HOLDINGS CO., LLC, an Alabama
limited liability company

BY:



Nathan Hunt, Managing Member

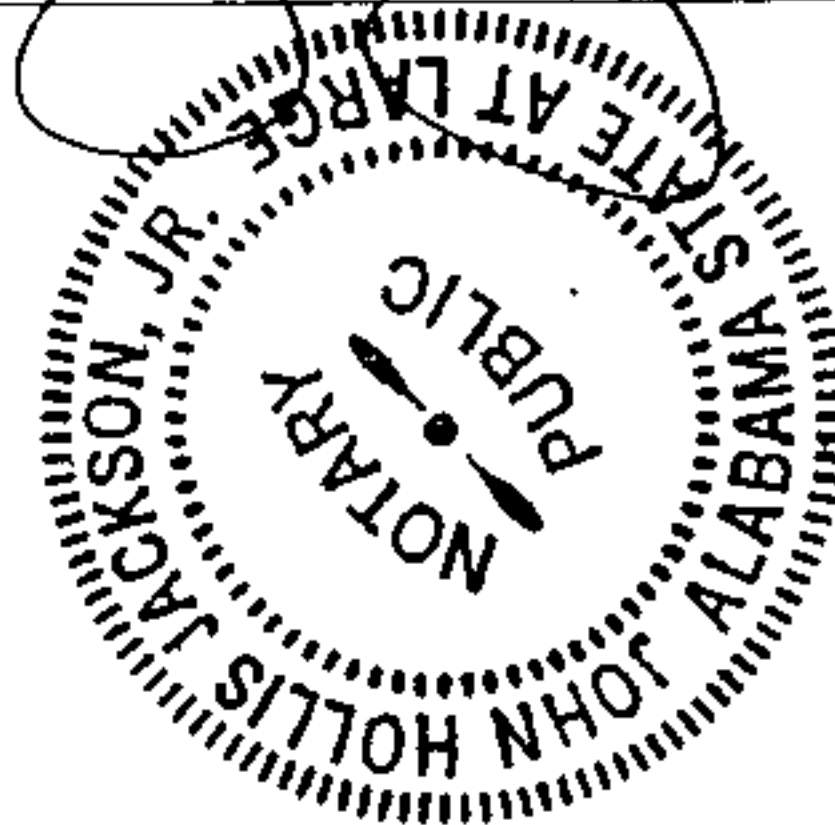
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nathan Hunt, whose name as Managing Member of Hunt Holdings Co., LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 2nd day of February, 2018.


Notary Public



Address of Grantee:
14418 Co Rd 29
Jemison, AL 35085

Address of Grantor:
8051 Hwy 31
Calera, AL 35040

Property Address:
1440 19th Avenue
Calera, AL 35040


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Real Estate Sales Validation Form

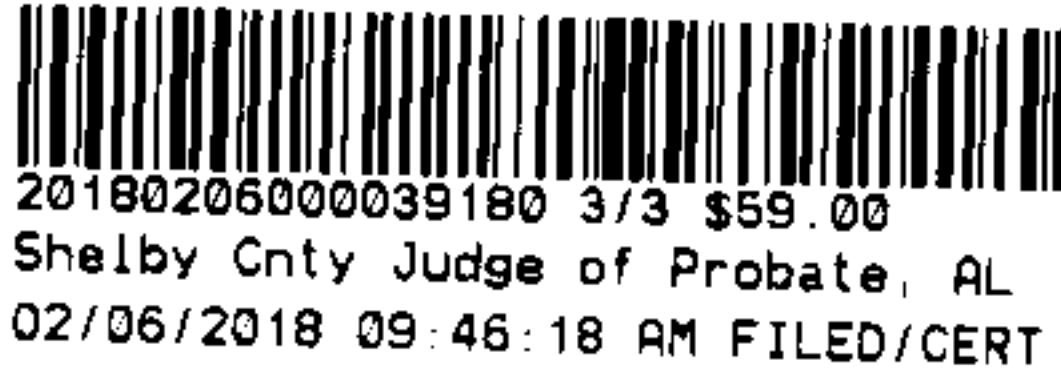
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hunt Holdings Co., LLC
Mailing Address 8051 Hwy 31
Calera, AL 35040

Grantee's Name Casey Knox
Mailing Address 14418 Co Rd 29
Jemison, AL 35085

Property Address 1440 19th Avenue
Calera, AL 35040

Date of Sale 02/02/2018
Total Purchase Price \$ 38,000.00



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 _____

Print John Hollis Jackson, Jr.

Unattested _____

(verified by)

Sign John Hollis Jackson, Jr. Attorney
(Grantor/Grantee/Owner/Agent) circle one lm

Print Form

Form RT-1