


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
RONNIE HONEYCUTT
173 CEDAR BEND DRIVE
HELENA, ALABAMA 35080

WARRANTY DEED


20180403000109790 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
04/03/2018 11:41:43 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND NO/100 DOLLARS (\$159,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, DORIS B. HATCH, AS TRUSTEE UNDER THE HATCH LIVING TRUST DATED DECEMBER 8, 1999, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto RONNIE HONEYCUTT, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 14, in Block 3, according to the Survey of Cedar Bend Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in 1995-17389 and Map Book 20 Page 19 in the Probate Office.
3. A 20 foot building setback line from Cedar Bend Drive as recorded in Map Book 20 Page 19 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 109 Page 582, Deed Book 174 Page 306, and Deed Book 226 Page 533 in the Probate Office.
5. Right(s) of Way(s) granted to Southern Natural Gas Company by instrument(s) recorded in Deed Book 90 Page 480 and Deed Book 142 Page 545 in the Probate Office.
6. A 10 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 20 Page 19 in the Probate Office.
7. Easement(s) to Plantation Pipe Line Company as shown and recorded in Deed Book 112 Page 207 and Deed Book 139 Page 201 in Probate Office.

ROYAL HATCH, JR., ONE OF THE TRUSTEES UNDER THE HATCH LIVING TRUST DATED DECEMBER 8, 1999, IS DECEASED, HAVING DIED ON JUNE 7, 2014.

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

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said

premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 27TH day of MARCH, 2018.

 (L.S.)
DORIS B. HATCH, AS TRUSTEE UNDER THE
HATCH LIVING TRUST DATED DECEMBER 8, 1999

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DORIS B. HATCH, whose name AS TRUSTEE UNDER THE HATCH LIVING TRUST DATED DECEMBER 8, 1999, 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, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of THE HATCH LIVING TRUST DATED DECEMBER 8, 1999.

Given under my hand and official seal this 27TH day of MARCH, 2018.


Notary Public
My Commission Expires: 10/31/2019

Grantor's Name:

DORIS B. HATCH, AS TRUSTEE UNDER THE HATCH
LIVING TRUST DATED DECEMBER 8, 1999

Mailing Address:

4056 EAGLE RIDGE COURT
BIRMINGHAM, ALABAMA 35242

Property Address:

173 Cedar Bend Drive
Helena, AL 35080

Grantee's name:

RONNIE HONEYCUTT

Mailing Address:

173 CEDAR BEND DRIVE
HELENA, ALABAMA 35080

Date of Sale: MARCH 27TH, 2018

Total Purchase Price: \$159,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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