

RECORDED ELECTRONICALLY

20180418000129830  
04/18/2018 09:46:40 AM  
DEEDS - NOFEE 1/3

Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

~~Portage Recorded Simultaneously~~

Order Number:  
64170486

① 64170486 - 4456488  
4510064  
\*Re-Record  
WARRANTY DEED

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
209 Red Bay Lane  
Alabaster, AL 35114

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Two Hundred Forty-Two Thousand Dollars (\$242,000.00), and in full satisfaction of unrecorded Residential Lease with Option to Purchase, dated September 1, 2016, and other valuable consideration, to the undersigned Grantor, **MICHAEL P. JADWIN** and **STACEY L. JADWIN**, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **RUSSELL HAMLIN**, a married man, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 593, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20050729000383020.

Parcel ID Number: 232090006062000

Commonly Known As: 209 Red Bay Lane, Alabaster, AL 35114

Fair Market Value: \$283,000.00

\*Re-recording  
original warranty  
deed to pay deed  
tax in the amount  
of \$283. The original  
recorded 3/28/18,  
2018 032 860 010 2230-

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it

is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 16<sup>th</sup> day of February, 2018.

GRANTOR:

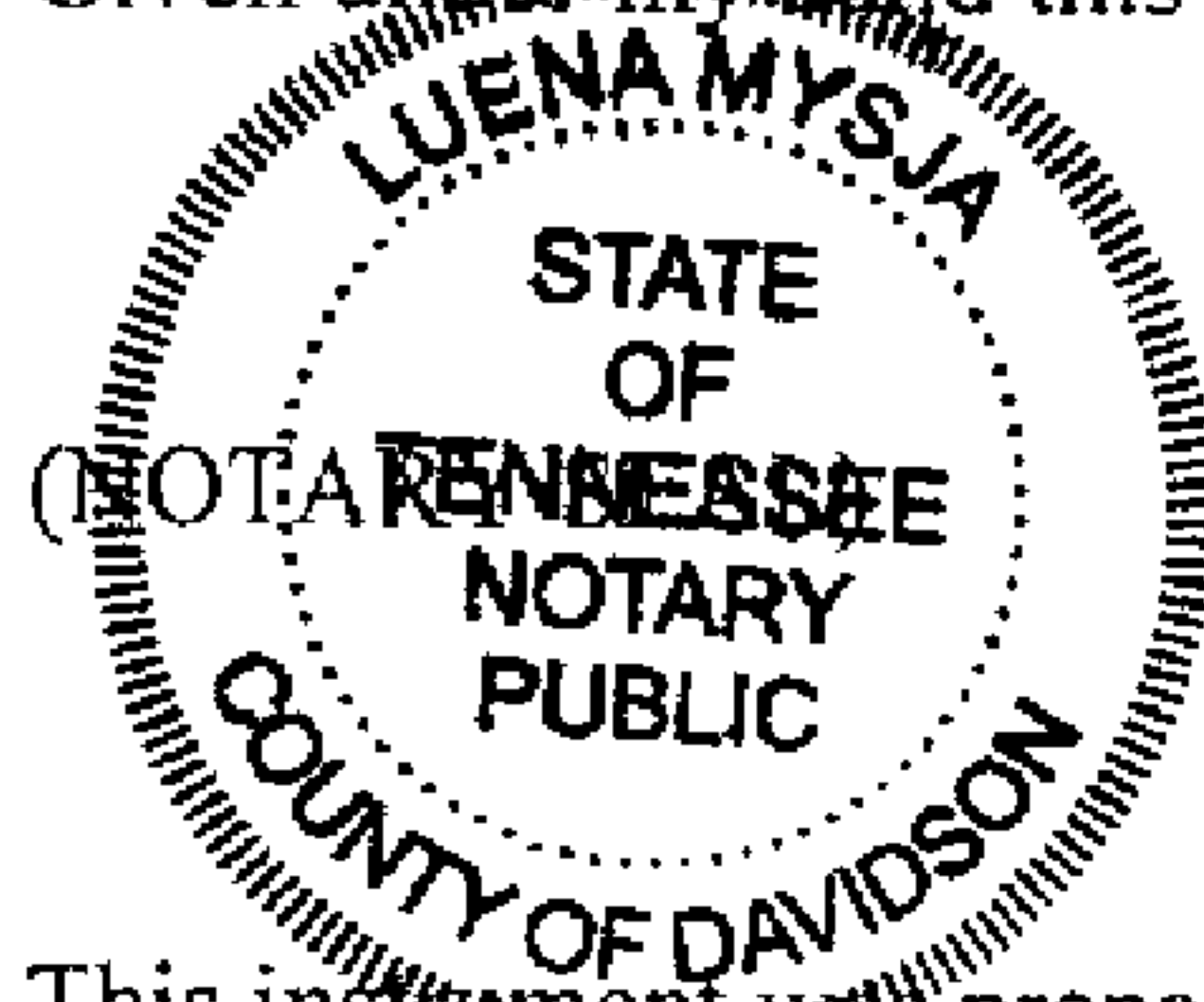
Michael P. Jadwin  
MICHAEL P. JADWIN

Stacey L. Jadwin  
STACEY L. JADWIN

STATE OF Tennessee  
COUNTY OF Davidson

I, Luena Mysja, a Notary Public for the State of Tennessee, do hereby certify that MICHAEL P. JADWIN and STACEY L. JADWIN, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and this the 16 day of Feb, 2018.



Luena Mysja  
Notary Public  
My commission expires: May 8, 2018  
Luena Mysja

**My Commission Expires May 8, 2018**

This instrument was prepared by:  
Gregory M. Varner, Esq.  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464

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

Grantor's Name MICHAEL P. JADWIN and  
Mailing Address STACEY L. JADWIN  
120 Lodge Hall Road  
Nolensville, TN 37135

Grantee's Name RUSSELL HAMLIN  
Mailing Address 209 Red Bay Lane  
Alabaster, AL 35114

Property Address 209 Red Bay Lane  
Alabaster, AL 35114

Date of Sale 2-16-18  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 283,000 (x 0.10% = \$283.00 tax)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/18/2018 09:46:40 AM  
\$41.00 CHERRY  
20180418000129830

*[Signature]*

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 Revenue Commissioner's FMV

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 3-3-2018

Print Russell Hamlin

Unattested

Sign X Russell Hamlin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1