

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
David W. Hasenbein and Rhoda L.  
Hasenbein  
245 Alex Mill Rd  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars (\$262,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Steven W Gladstone and Diana M Gladstone, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David W. Hasenbein and Rhoda L. Hasenbein (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2, according to the Map and Survey of Alex Mill Farms, as recorded in Map Book 35, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 13, 2018.

  
Steven W Gladstone

  
Diana M Gladstone

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Steven W Gladstone and Diana M Gladstone whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of April, 2018.

  
Notary Public

My commission expires: 1/31/21

FILE NO.: TS-1800838

**ROSALIE K DOGGETT**  
Notary Public, Alabama State At Large  
My Commission Expires  
January 31, 2021

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Steven W Gladstone and Diana M Gladstone	Grantee's Name	David W. Hasenbein and Rhoda L. Hasenbein
Mailing Address	245 Alex Mill Rd Montevallo, AL 35115	Mailing Address	245 Alex Mill Rd Montevallo, AL 35115

Property Address	245 Alex Mill Rd Montevallo, AL 35115	Date of Sale	April 13, 2018
		Total Purchase Price	\$262,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - Steven W Gladstone and Diana M Gladstone, 245 Alex Mill Rd, Montevallo, AL 35115.

Grantee's name and mailing address - David W. Hasenbein and Rhoda L. Hasenbein, 245 Alex Mill Rd, Montevallo, AL 35115.

Property address - 245 Alex Mill Rd, Montevallo, AL 35115

Date of Sale - April 13, 2018.

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: April 13, 2018

Sign   
Agent

Validation Form

TS-1800636



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/23/2018 01:58:34 PM  
\$280.50 CHERRY  
20180423000135290

