

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jeremiah Mote
409 Wilderness Rd.
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}
} KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Eighty-Five Thousand Dollars and NO/100 (\$85,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Charles A. Hudspeth, a married person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Jeremiah Mote** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Parcel No. 1

The NW 1/4 of SW 1/4 of Section 33, Township 21 South, Range 1 West, being more particularly described as follows: Begin at the SW corner of the said NW 1/4 of SW 1/4 of said Section 33 and run North 0 degrees 21 minutes East along the West line of said forty, a distance of 330 feet to a point; thence run due East a distance of 264 feet to the point of beginning; thence continue due East a distance of 396 feet to a point; thence S 0 degrees 21 minutes West and parrallel to the W line of said forty a distance of 330 feet; thence due W a distance of 396 feet to a point; thence N 0 degrees 21 minutes East and parallel to the W line of said forty a distance of 330 feet; thence due W a distance of 330 feet to the point of beginning.

Parcel No. 2

The NW 1/4 of SW 1/4, Section 33, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as commencing at the SW corner of the NW 1/4 of the SW 1/4 of said Section 33; thence N 0 degrees 21 minutes East along the W line of said forty, 330.0 feet to the place of beginning; thence from the place of beginning and continuing, N 0 degrees 21 minutes East along the W line of said forty, 335.46 feet; thence due East 1320.0 feet; thence S 0 degrees 21 minutes West 665.46 feet to the South line of the NW 1/4 of the SW 1/4 of said Section 33; thence due W along the South line of said forty 660.0 feet; thence N 0 degree 21 Minute East 330.0 feet; thence due West 660.0 feet to the place of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

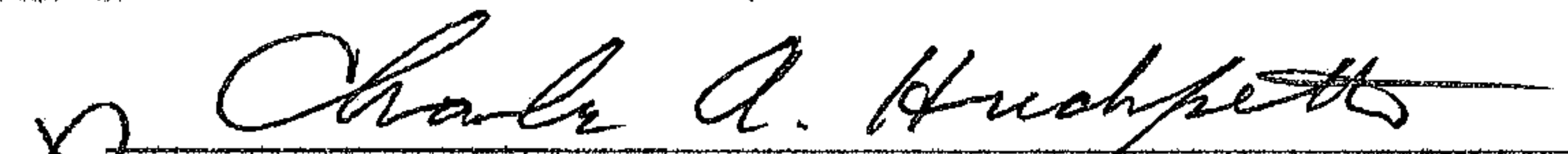
This property is not the homestead of Charles A. Hudspeth nor that of his spouse.

\$ None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal, this 3 day of Aug, 2018.



Charles A. Hudspeth

STATE OF FL
COUNTY OF Ocala

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Charles A. Hudspeth** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of Aug, 2018.

Notary Seal


Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Charles Hudspeth Grantee's Name Jeremiah Mote
 Mailing Address PO Box 623 Mailing Address 409 Wilderness Rd.
Shalimar, FL Pelham, AL
32579 35124

Property Address O county Road Date of Sale 8-6-18
305 Total Purchase Price \$ 85,000
Columbiana, AL or
35051 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 - 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 8-6-18 Print James J. [Signature]
 Unattested Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/07/2018 09:18:04 AM
 \$106.00 CHERRY
 20180807000280220

Print Form

Form RT-1