

WARRANTY DEED

20180830000313360
08/30/2018 03:07:33 PM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Charles T Hampton
Ashley J Hampton
1477 Glaze Ferry Road
Harpersville, AL 35078

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Nine Thousand and 00/100 Dollars (\$289,000.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Barry Allan Heine**, unmarried (herein referred to as Grantor) do grant, bargain, sell and convey unto **Charles T Hampton** and **Ashley J Hampton** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6, according to the Survey of Farm Land Estates Subdivision, as recorded in Map Book 42, Page 94, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, and run South 89 degrees, 38 minutes, 55 seconds East for 1615.09 feet to the West right of way of County Road 463; thence along said road along a curve to the right having a radius of 1140.35 feet and a chord bearing and distance of North 34 degrees 54 minutes 27 seconds and 467.19 feet for an arc of 479.72 feet to the intersection of the South right of way of County Road 62; thence along said road, South 77 degrees 55 minutes 35 seconds West for 1370.63 feet; thence leaving said road run South 01 degrees 22 minutes 21 seconds West for 93.94 feet to the point of beginning.

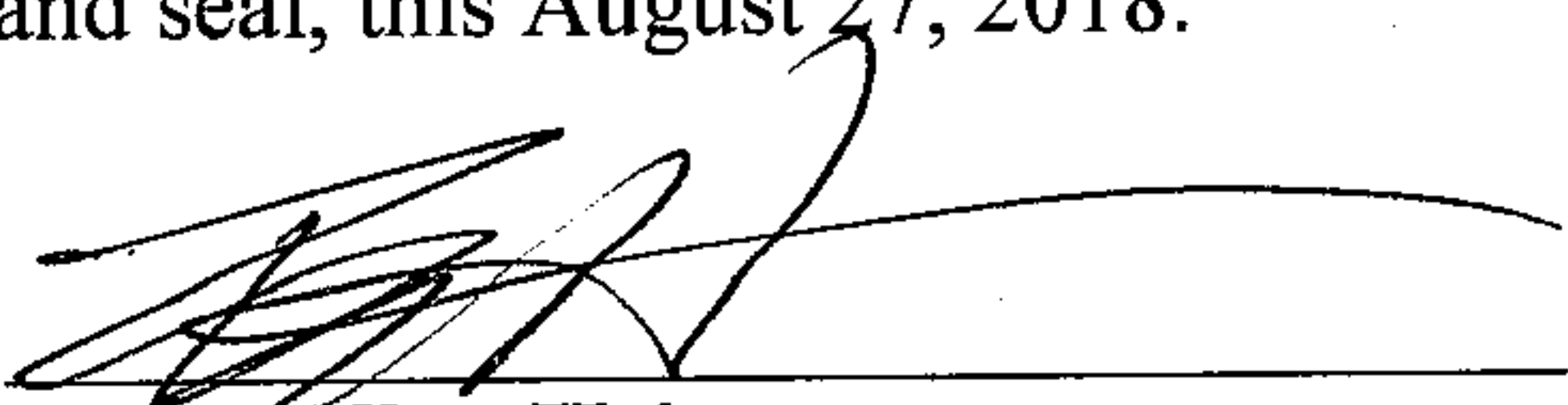
Barry Allan Heine is the surviving grantee of Warranty Deed recorded in Instrument 2013021800067670 as Debra Louise Heine died on February 18, 2016.

\$278,555.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith. \$5,000 of the consideration recited above was paid from a pruchase money second mortgage mortgage loan closed simulataneously herewith. Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

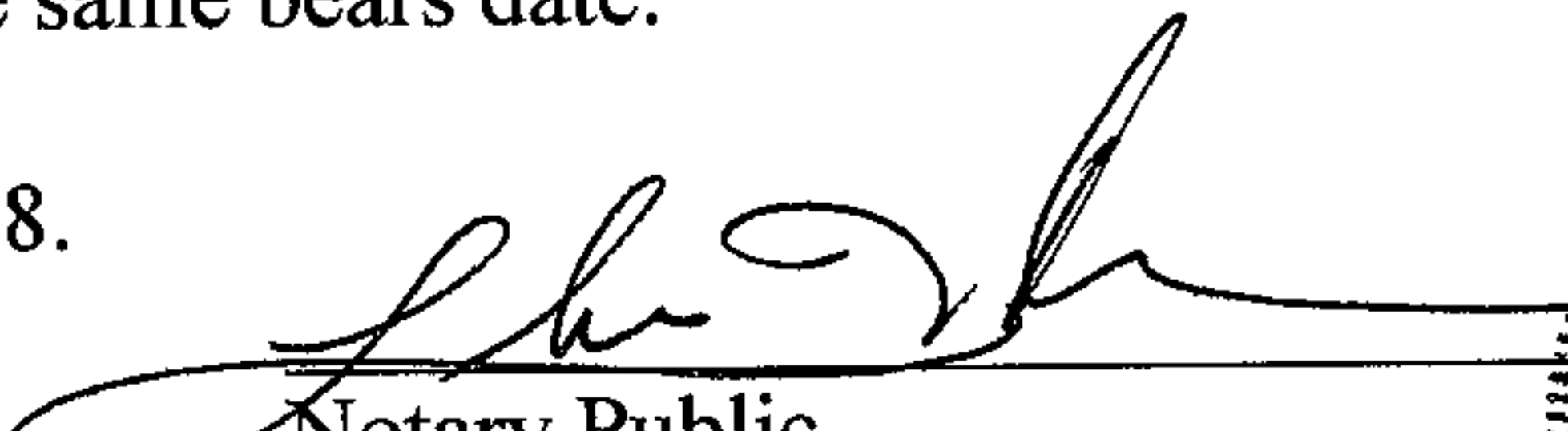
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this August 27, 2018.


Barry Allan Heine

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

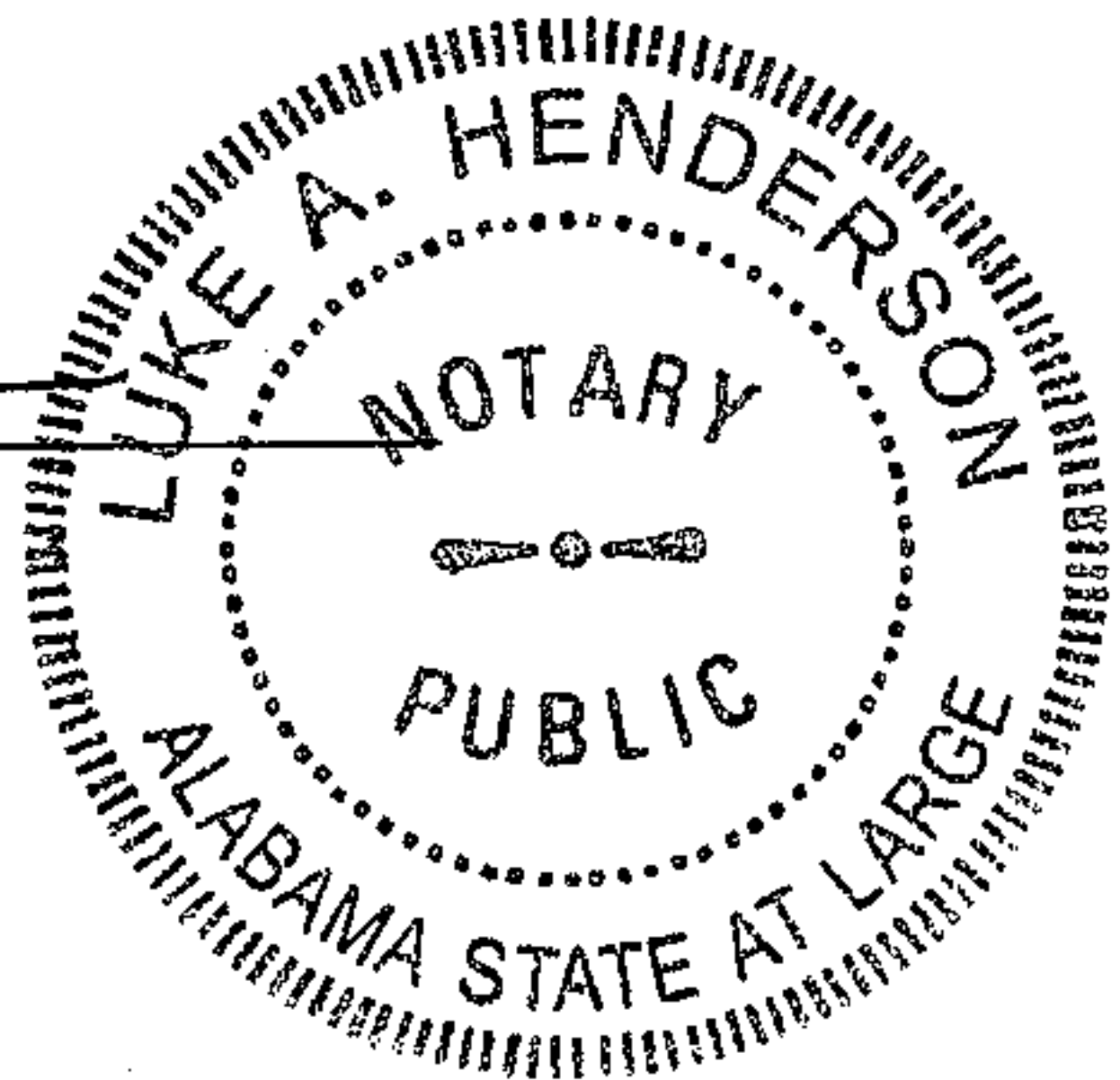
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Barry Allan Heine**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Barry Allan Heine executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 27, 2018.


Notary Public

My Commission Expires: 7/26/20

Grantor's Address:
500 Hwy 408 Shelby, AL 35143
Property Address: 1477 Glaze Ferry Road, Harpersville, AL 35078



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2018 03:07:33 PM
\$20.50 CHERRY
20180830000313360

Ann S. Boyd