

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-18-24883

Send Tax Notice To: Caitlin S. Stovall
153 Bulldog Ln.
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Dollars and No Cents (\$129,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Alex A. Hardin and Cherity Faith Hughes Hardin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caitlin S. Stovall**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

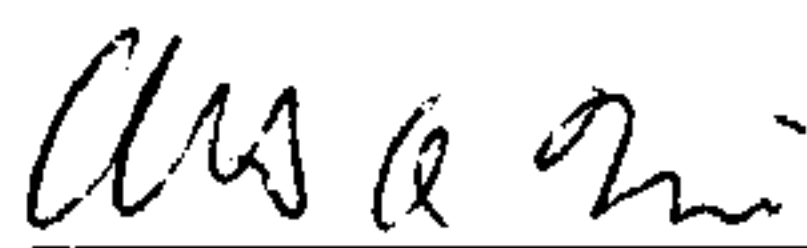
Cherity Faith Hughes and Cherity Faith Hughes Hardin are one in the same person

\$129,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

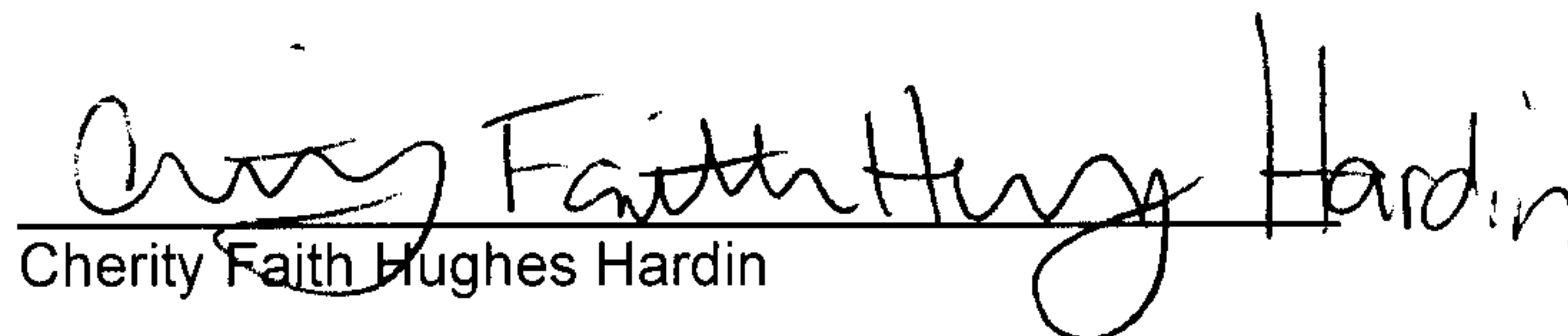
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of September, 2018.



Alex A. Hardin

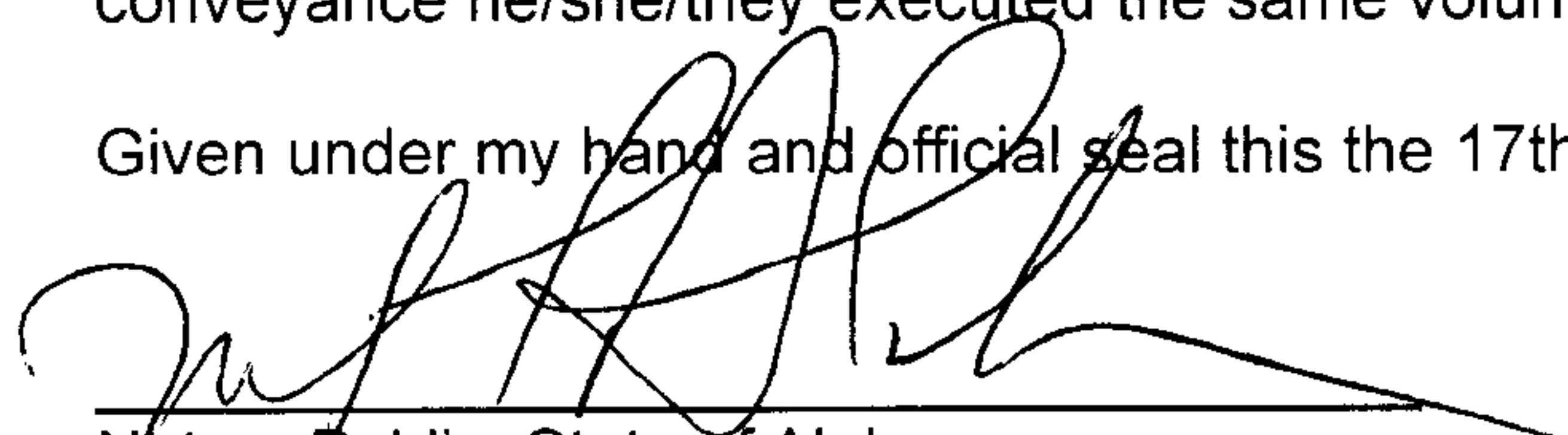

Cherity Faith Hughes Hardin

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Alex A. Hardin and Cherity Faith Hughes Hardin, 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.

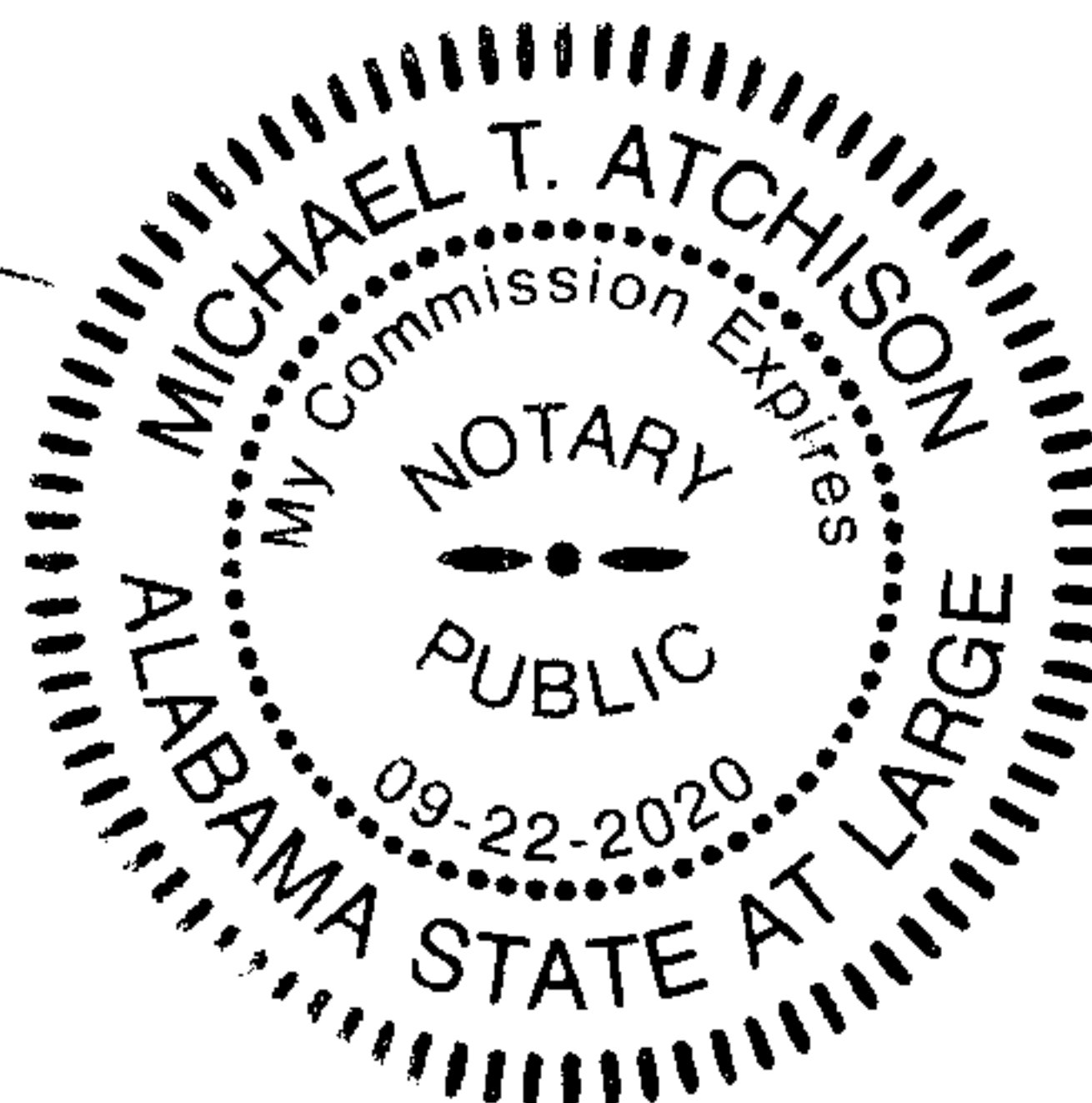
Given under my hand and official seal this the 17th day of September, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020




20180925000341330 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/25/2018 11:43:39 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 34 minutes 34 seconds West a distance of 660.00 feet to the POINT OF BEGINNING; thence North 01 degree 01 minute 26 seconds West a distance of 135.00 feet; thence South 89 degrees 34 minutes 38 seconds West a distance of 160.77 feet; thence South 01 degrees 01 minute 26 seconds East a distance of 135.00 feet; thence North 89 degrees 34 minutes 34 seconds East a distance of 160.77 feet to the POINT OF BEGINNING.

15' INGRESS, EGRESS AND UTILITY EASEMENT:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 34 minutes 34 seconds West a distance of 660.00 feet; thence North 01 degree 01 minutes 26 seconds West a distance of 135.00 feet; thence South 89 degrees 34 minutes 38 seconds West a distance of 151.71 feet to the POINT OF BEGINNING of the centerline of a 15' ingress. egress and utility easement lying 7.5 feet to either side and parallel to described centerline; thence North 00 degrees 51 minutes 17 seconds East along said centerline a distance of 33.66 feet; thence North 04 degrees 36 minutes 32 seconds East along said centerline a distance of 128.28 feet; thence North 01 degree 20 minutes 19 seconds East along said centerline a distance of 246.06 feet; thence North 12 degrees 41 minutes 28 seconds East along said centerline a distance of 89.42 feet; thence North 06 degrees 12 minutes 53 seconds along said centerline a distance of 54.57 feet to the southerly right of way line of Alabama Hwy. 25 and the END of said centerline.

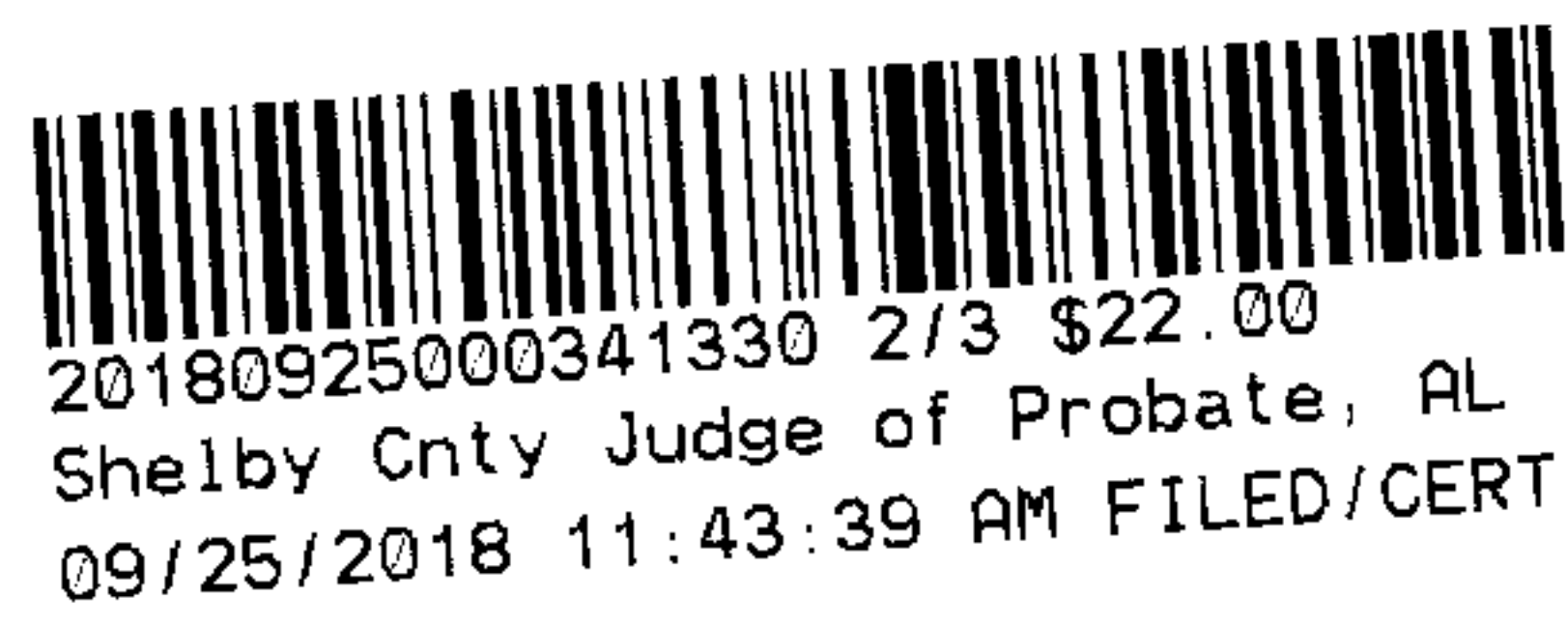
PARCEL II:

Commence at the NE corner of Section 5, Township 22, Range 1 West, and run West along the North line of said section 820 feet to a point; thence turn to the left and run South parallel to the East line of said section 240 feet to the point of beginning; thence turn to the left and run South parallel to the East line of said section 240 feet to the point of beginning; thence turn to the right and run in a westerly direction parallel with the North line of said section 105 feet; thence turn to the left and run in a southerly direction parallel with the East line of said section 420 feet to a point; thence turn to the left and run in an easterly direction parallel with the North line of said section 105 feet to a point; thence turn to the left and run in a northerly direction parallel with the East line of said section 420 feet to the point of beginning of the lot herein described; said property being the NE 1/4 of NE 1/4 of Section 5, Township 22 South, Range 1 West. Situated in Shelby County, Alabama.

PARCEL III:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 34 minutes 34 seconds West, a distance of 660.00 feet; thence North 01 degree 01 minute 26 seconds West, a distance of 135.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 136.00 feet; thence South 89 degrees 34 minutes 38 seconds West, a distance of 160.77 feet; thence South 01 degree 01 minute 26 seconds East, a distance of 136.00 feet; thence North 89 degrees 34 minutes 38 seconds East, a distance of 160.77 feet to the POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Real Estate Sales Validation Form

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

Grantor's Name Alex A. Hardin
Cherity Hughes

Mailing Address * 158 Holcombe Lane
Columbiana, AL

Property Address 153 Bulldog Ln.
Columbiana, AL 35051

Grantee's Name Caitlin S. Stovall

Mailing Address 153 Bulldog Ln.
Columbiana, AL 35051

Date of Sale September 21, 2018
Total Purchase Price \$129,000.00

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)

☐ 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 of 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 September 13, 2018

Print Alex A. Hardin

Unattested

(verified by)

Sign Alex A. Hardin

(Grantor/Grantee/Owner/Agent) circle one


20180925000341330 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/25/2018 11:43:39 AM FILED/CERT

Form RT-1