

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20181002000352040

10/02/2018 02:28:14 PM

DEEDS 1/3

Send tax notice to:

Ashley N. Treuchet and
Edwin S. Argueta Pineda
2112 Highway 58
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Five Thousand and no/100 Dollars (\$175,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **NANCY A. HAMILTON, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **ASHLEY N. TREUCHET and EDWIN S. ARGUETA PINEDA** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$178,762.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 stated 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 27th day of September, 2018.


NANCY A. HAMILTON

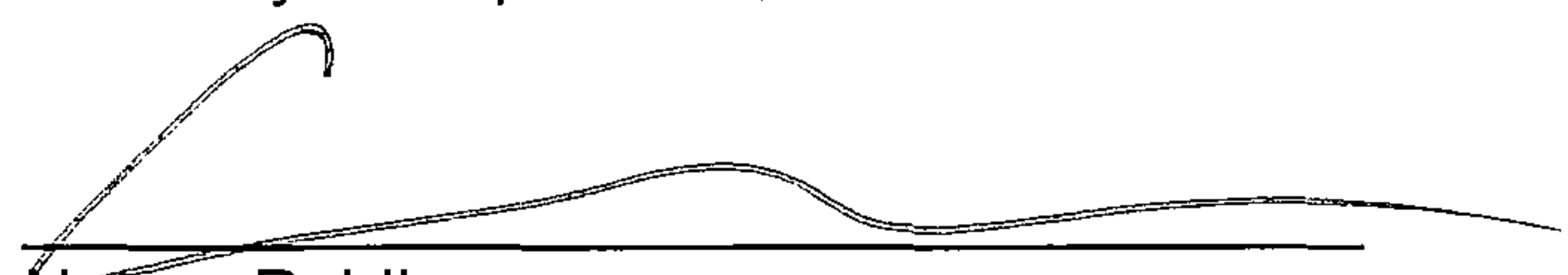
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **NANCY A. HAMILTON**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public

My Commission Expires: 01/30/2021

EXHIBIT "A"

A tract of land situated in Section 28, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the NE corner of Section 28, Township 20 South, Range 3 West and run south along the east line of said section, 229.42 feet to a point on the south right of way of Shelby County Road #58; thence right 91° 58' 11" and run along said right of way 200.00 feet to the point of beginning; thence continue along last described course, 169.63 feet; thence left 87° 24' 54" and run 220.36 feet; thence left 93° 13' 49" and run 187.01 feet; thence left 91° 18' 18" and run 218.16 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 13-8-28-1-001-002.002

Real Estate Sales Validation Form

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

Grantor's Name NANCY A. HAMILTON
Mailing Address
536 Fieldstone Drive
Helena, AL 35080

Grantee's Name ASHLEY N. TREUCHET
Mailing Address
EDWIN S. ARGUETA PINEDA
2112 Highway 58
Helena, AL 35080

Property Address 2112 Highway 58
Helena, AL 35080

Date of Sale September 27, 2018
Total Purchase Price \$ 175,000.00

20181002000352040 10/02/2018 02:28:14 PM DEEDS 3/3
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
X Sales Contract
X Closing Statement
Appraisal
Other

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

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2018 02:28:14 PM
\$196.00 CHERRY
20181002000352040

Allen S. Bayl