

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that MATTHEW HART and BROOKE HART, who acquired title as Brook Hart, husband and wife, hereinafter called the Grantors, for and in consideration of the sum of Two hundred and twenty four thousand nine hundred AND NO/100THS DOLLARS (\$ 224,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantors by Roy L. McCafferty and Tina Gabert, hereinafter referred to as the Grantee (whether one or more), do hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, as an individual owner or as tenants in common, ✓ with or without (check one) right of survivorship, if more than one, all of that certain parcel of real property situated in the State of Alabama, County of Shelby and more particularly described as follows, viz:

SEE ATTACHED, EXHIBIT "A"

SUBJECT TO: Easements, restrictions, covenants, agreements and mineral exceptions, if any, of record.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever; it being the intention of the parties to this conveyance, that if there is more than one Grantee and right of survivorship, then to the Grantee as tenants in common for the period of time that they both survive, and unto the survivor of the Grantee at the death of the other, and unto the heirs and assigns of such survivor, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantee, the Grantors, for themselves, their heirs, successors and assigns, hereby covenant with the Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate, in fee simple, in and to said property, that Grantors are in peaceful possession thereof and they have a perfect right to sell and convey the same, that said property is free and clear from any and all encumbrances not hereinabove mentioned and that they do hereby **WARRANT and WILL FOREVER DEFEND** the title of said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the 7th day of November, 2018.

Matthew Hart

(Seal)

MATTHEW HART

Brooke Hart

(Seal)

BROOKE HART A/K/A BROOK HART

STATE OF Georgia
COUNTY OF Newton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **MATTHEW HART, a married man**, whose name as Grantor is signed to the foregoing instrument and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

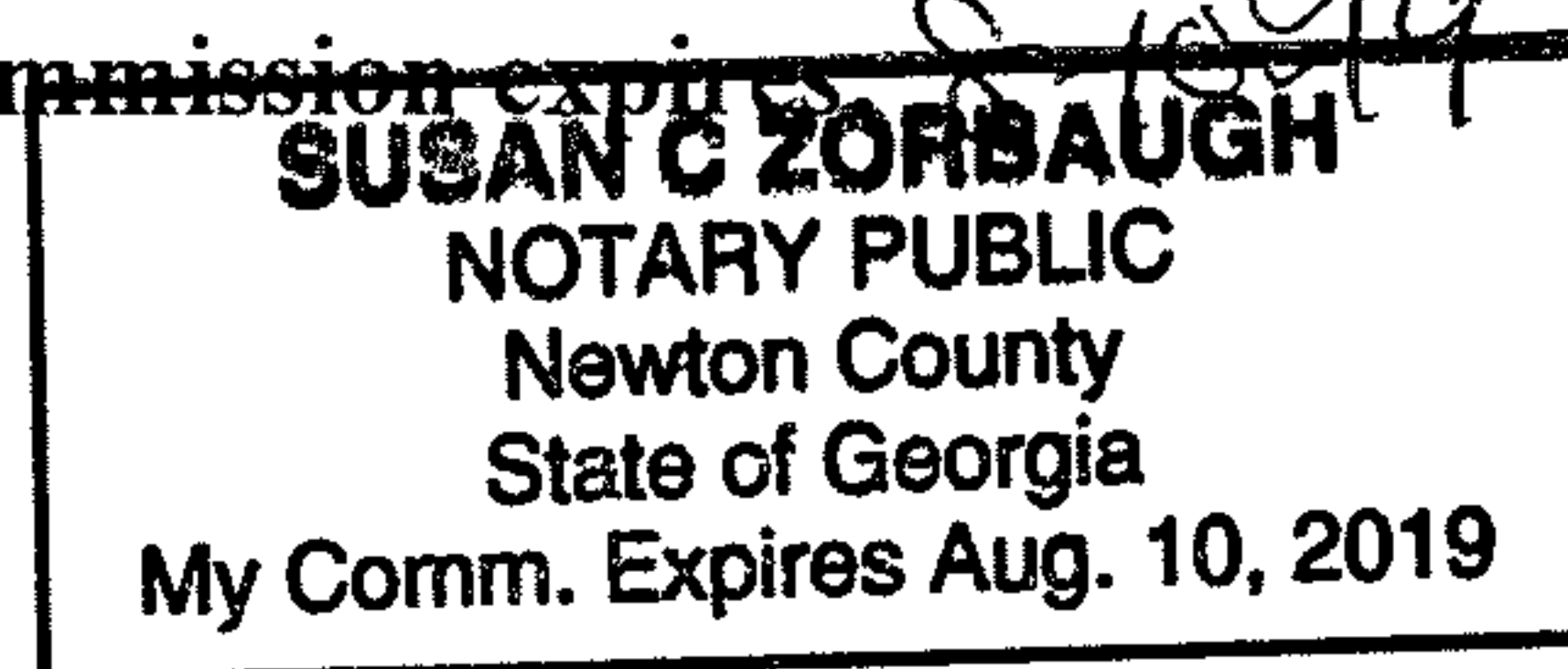
Given under my hand and notarial seal on this, the 7 day of Nov, 2018.

Susan C. Zorbaugh

NOTARY PUBLIC

My commission expires 8-10-19

STATE OF Georgia
COUNTY OF Newton



Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **BROOKE HART A/K/A BROOK HART, a married woman**, whose names as Grantor is signed to the foregoing conveyance and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 7 day of Nov, 2018.

SUSAN C ZORBAUGH
NOTARY PUBLIC
Newton County
State of Georgia
My Comm. Expires Aug. 10, 2019

Susan C. Zorbaugh

NOTARY PUBLIC

My commission expires: 8-10-19

THIS DEED SHALL BE EFFECTIVE AS OF February 27, 2019

THIS INSTRUMENT PREPARED BY:

GARY P. ALIDOR, Attorney at Law

Post Office Box 16564

Mobile, AL 36616-6564

(251) 633-2000

Grantor's address:

244 Polo Downs
Chelsea, AL 35043

Grantee's address:

244 Polo Downs
Chelsea, AL 35043

Property address:

244 Polo Downs

Chelsea AL 35043

EXHIBIT "A"

**Lot 137, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39,
Page 41 in the Probate Office of Shelby County, Alabama.**

Real Estate Sales Validation Form

20190301000064750 03/01/2019 09:40:33 AM DEEDS 5/5
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Matthew Hart
Brook Hart
Mailing Address 244 Polo Downs
Chelsea, AL. 35043

Grantee's Name Roy L. McCafferty
Tina Gabert
Mailing Address 244 Polo Downs
Chelsea, AL 35043

Property Address 244 Polo Downs
Chelsea, AL 35043

Date of Sale 27th day of February, 2019
Total Purchase Price \$224,900.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2019 09:40:33 AM
\$39.50 JESSICA
20190301000064750

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed or verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ 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 2/27/2019

Print Matthew Hart

ROY L. McCafferty
TINA GABERT

Unattested

(verified by)

Sign

Roy L. McCafferty
Tina Gabert, By Roy L. McCafferty as Attorney in Fact
(Grantor/Grantee/owner/agent) circle one