

SEND TAX NOTICE TO:
William Grant Hagedorn and Caitlin Baggett
Hagedorn
560 Forest Lakes Dr
Sterrett, Alabama 35147

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190301000065470
03/01/2019 12:52:46 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Seventeen Thousand Five Hundred dollars & no cents (\$217,500.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Robert N. Nichols and Stephanie H. MacLean nka Stephanie M. Nichols, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

William Grant Hagedorn and Caitlin Baggett Hagedorn, husband and wife

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:
LOT 133, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 3, PHASE 1, AS RECORDED IN MAP BOOK 30, PAGE 139, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$206,625.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262 and Deed Book 53, page 262.

Permit to Alabama Power Company shown in Deed Book 139, page 127; Deed Book 236, page 829; Deed Book 126, page 191; Deed Book 126, page 323; Deed Book 124, page 519; and Instrument #20020926000463590.

Right of Way to Shelby County shown in Deed Book 228, page 339; Instrument #1993-3955; #1993-3957; #1993-5959; #1993-3960; #1993-3961; #1993-3964; #1993-3965; and #1993-3966.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20040903000494910, in the Probate Office of Shelby County, Alabama.

Annexation into the Town of Chelsea shown in Instrument #2002-14968.

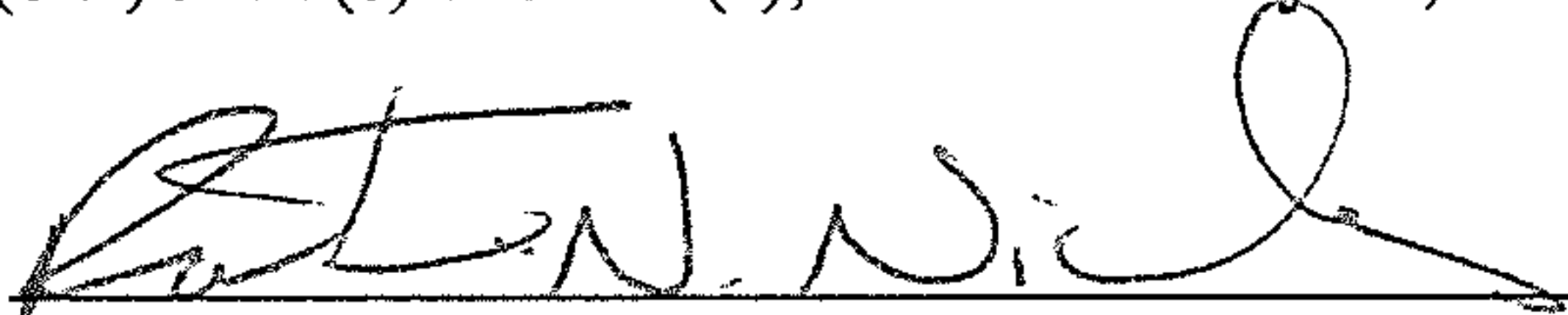
Articles of Incorporation for Forest Lakes Homeowners Association Inc. shown in Instrument #20061020000520120.

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 (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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this February 28, 2019.

 (Seal)
Robert N. Nichols

 (Seal)
Stephanie H. MacLean nka Stephanie M. Nichols

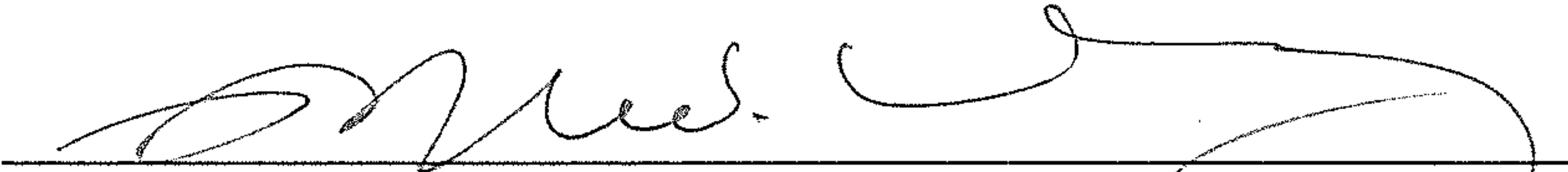
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert N. Nichols and Stephanie H. MacLean nka Stephanie M. Nichols, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 28th day of February, 2019.



 (Seal)
Notary Public.
My Commission Expires: 3-9-20

20190301000065470 03/01/2019 12:52:46 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Robert N. Nichols and Stephanie H. MacLean nka Stephanie M. Nichols Grantee's Name William Grant Hagedorn and Caitlin Baggett Hagedorn

Mailing Address 1005 Locksley Circle
Birmingham, Alabama 35242

Property Address 560 Forest Lakes Dr
Sterrett, Alabama 35147

Mailing Address 560 Forest Lakes Dr
Sterrett, Alabama 35147

Date of Sale 02/28/2019

Total Purchase Price \$217,500.00

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
☒ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 2/28/19

Print William Grant Hagedorn

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

Unattested


(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2019 12:52:46 PM
\$239.50 CHARITY
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Allen S. Bayl