

SEND TAX NOTICE TO:  
Matthew C. Hardin and Kathleen M. Hardin  
162 Highway 433  
Chelsea, Alabama 35043

20190416000123090  
04/16/2019 08:22:20 AM  
DEEDS 1/3

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

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Two Thousand Nine Hundred dollars & no cents (\$262,900.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Angela Leigh McCall and Joel C. McCall, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Matthew C. Hardin and Kathleen M. Hardin** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:  
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT AN OPEN TOP PIPE FOUND AT THE NORTHEAST QUARTER OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 236.00 FEET TO AN IRON PIN SET BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 506.25 FEET TO A REBAR FOUND; THENCE NORTH 61 DEGREES 22 MINUTES 09 SECONDS WEST A DISTANCE OF 737.27 FEET TO A REBAR FOUND ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 39; THENCE NORTH 42 DEGREES 12 MINUTES 36 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 51.04 FEET TO A REBAR FOUND; THENCE SOUTH 61 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 443.41 FEET TO A REBAR FOUND; THENCE NORTH 42 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 50.49 FEET TO A CAPPED REBAR FOUND "CARR"; THENCE NORTH 48 DEGREES 01 MINUTE 56 SECONDS WEST A DISTANCE OF 212.38 FEET TO A REBAR FOUND; THENCE NORTH 42 DEGREES 12 MINUTES 22 SECONDS EAST A DISTANCE OF 99.1 FEET TO A REBAR FOUND; THENCE NORTH 47 DEGREES 49 MINUTES 28 SECONDS WEST A DISTANCE OF 217.50 FEET TO A REBAR FOUND ON SAID RIGHT OF WAY LINE; THENCE NORTH 42 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 349.04 FEET TO A REBAR FOUND; THENCE NORTH 45 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 203.27 FEET TO A POINT WITHIN A TREE; THENCE NORTH 89 DEGREES 17 MINUTES 49 SECONDS EAST A DISTANCE OF 37.04 FEET TO THE POINT OF BEGINNING.

PARCEL II:  
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE S 00°36'27"E FOR A DISTANCE OF 372.63' TO THE POINT OF BEGINNING; THENCE S 00°36'59" E FOR A DISTANCE OF 195.49'; THENCE N 65°55'14" E FOR A DISTANCE OF 520.11' TO THE WESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 433, 80' R.O.W; THENCE N 21°07'11" W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 286.00'; THENCE S 52°49'39"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 469.24' TO THE POINT OF BEGINNING.

\$265,555.00 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

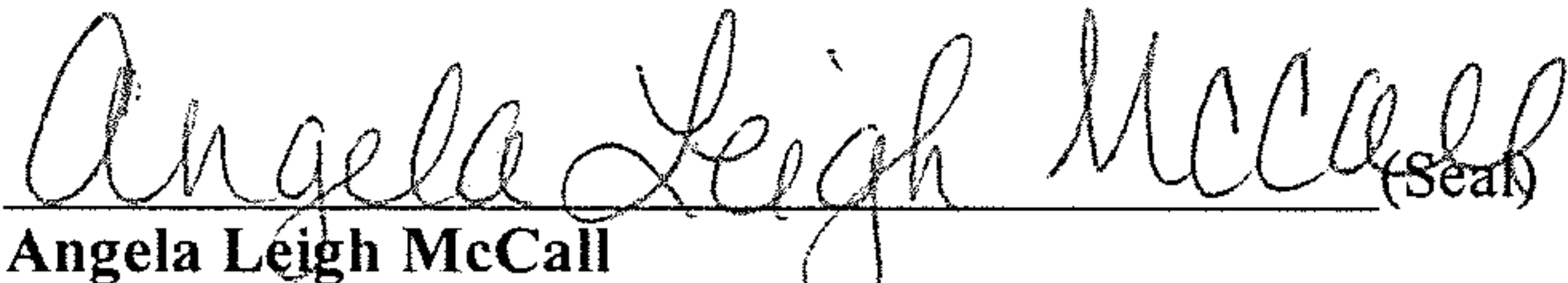
Mineral and mining rights, if any.

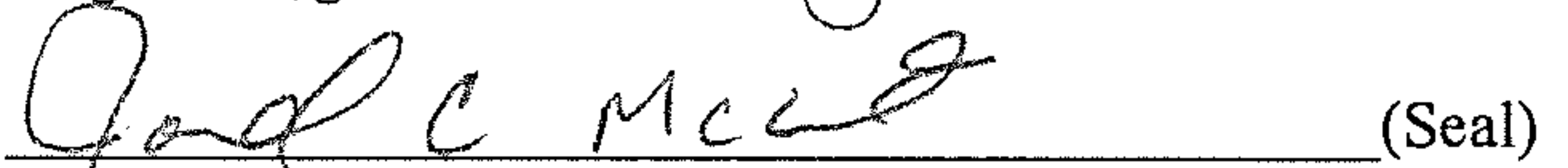
That portion of asphalt drive and concrete which crosses over the northern boundary line as shown on that survey by Southern Cross Surveying, LLC , J. Clayton Lynch, AL Reg. #34331, dated 3/4/2019.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 12, 2019** .

  
Angela Leigh McCall (Seal)

  
Joel C. McCall (Seal)

STATE OF ALABAMA

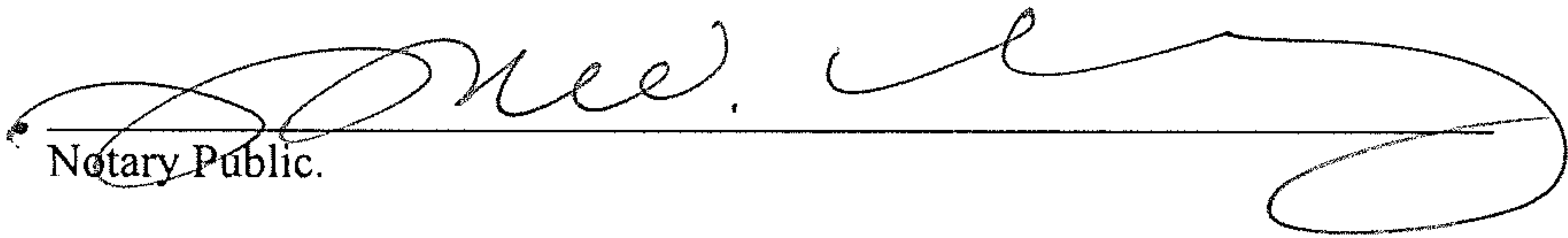
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Angela Leigh McCall and Joel C. McCall, wife and husband** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2019



  
Notary Public.

(Seal)

My Commission Expires: 3-9-20



20190416000123090 04/16/2019 08:22:20 AM 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 Angela Leigh McCall and Joel C. McCall

Grantee's Name Matthew C. Hardin and Kathleen M. Hardin

Mailing Address 1222 S 10th Street  
Gadsden, Alabama 35901

Property Address 162 Highway 433  
Chelsea, Alabama 35043

Mailing Address 162 Highway 433  
Chelsea, Alabama 35043

Date of Sale 04/12/2019

Total Purchase Price \$262,900.00

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 4/12/19

Print Matthew C. Hardin

☐ Unattested

B. J. B.  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2019 08:22:20 AM  
\$22.00 CHERRY  
20190416000123090

Allen S. Bayl