

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Ben Bryan Hitch, III
Jamie Ruth Hitch
6270 Black Creek Loop N.
Hoover, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred and No/100 Dollars (\$500.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ben Bryan Hitch, III and wife, Jamie Ruth Hitch**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Ben Bryan Hitch, III and Jamie Ruth Hitch**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 290, according to the Final Plat of Creekside Phase 2, Part B, as recorded in Map Book 44, Page 26, in the Probate Office of Jefferson County, Alabama, Bessemer Division, and Map Book 39, Page 58 A, in the Probate Office of Shelby County, Alabama.

100 percent of the property conveyed herein is situated solely in Shelby County, Alabama.

This deed is being recorded simultaneously with a refinance mortgage of even date in the principal amount of \$325,000.00 given by the grantees named herein.

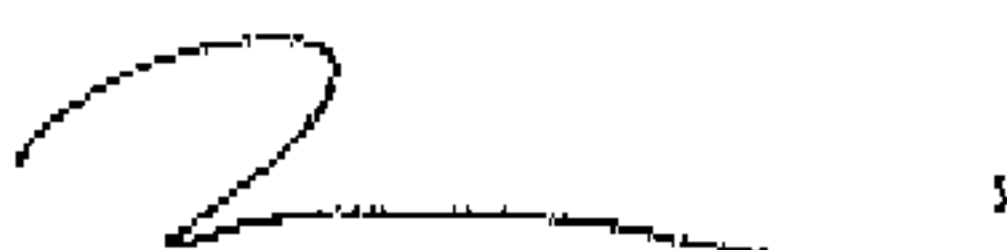
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

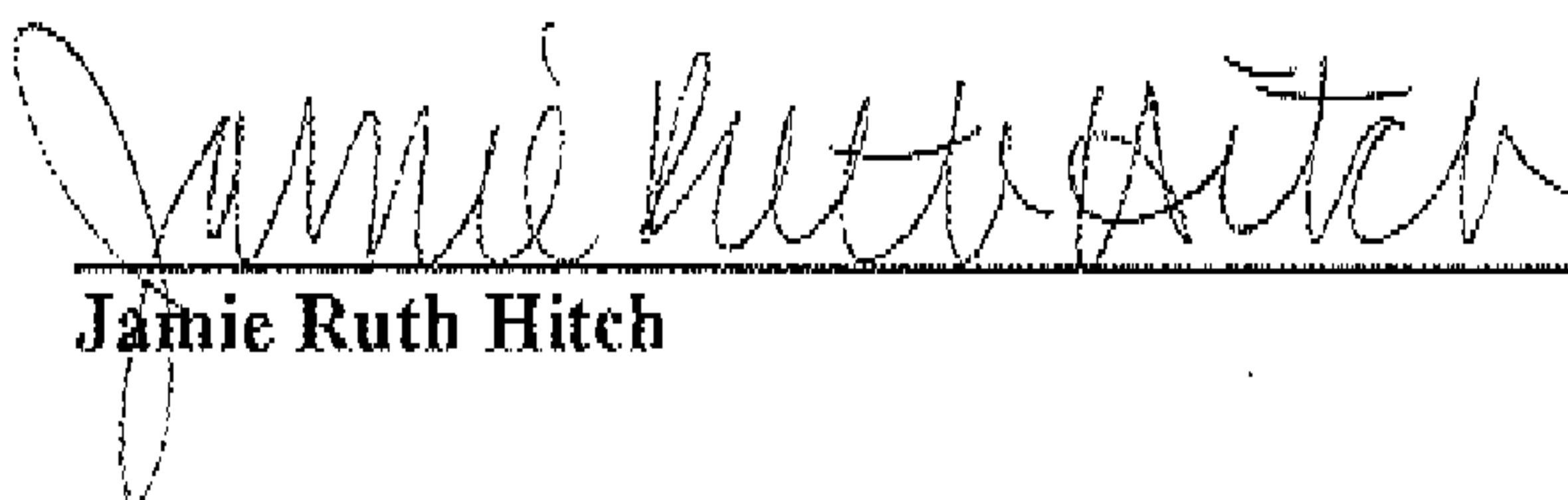
TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 28th day of May, 2019.



Ben Bryan Hitch, III



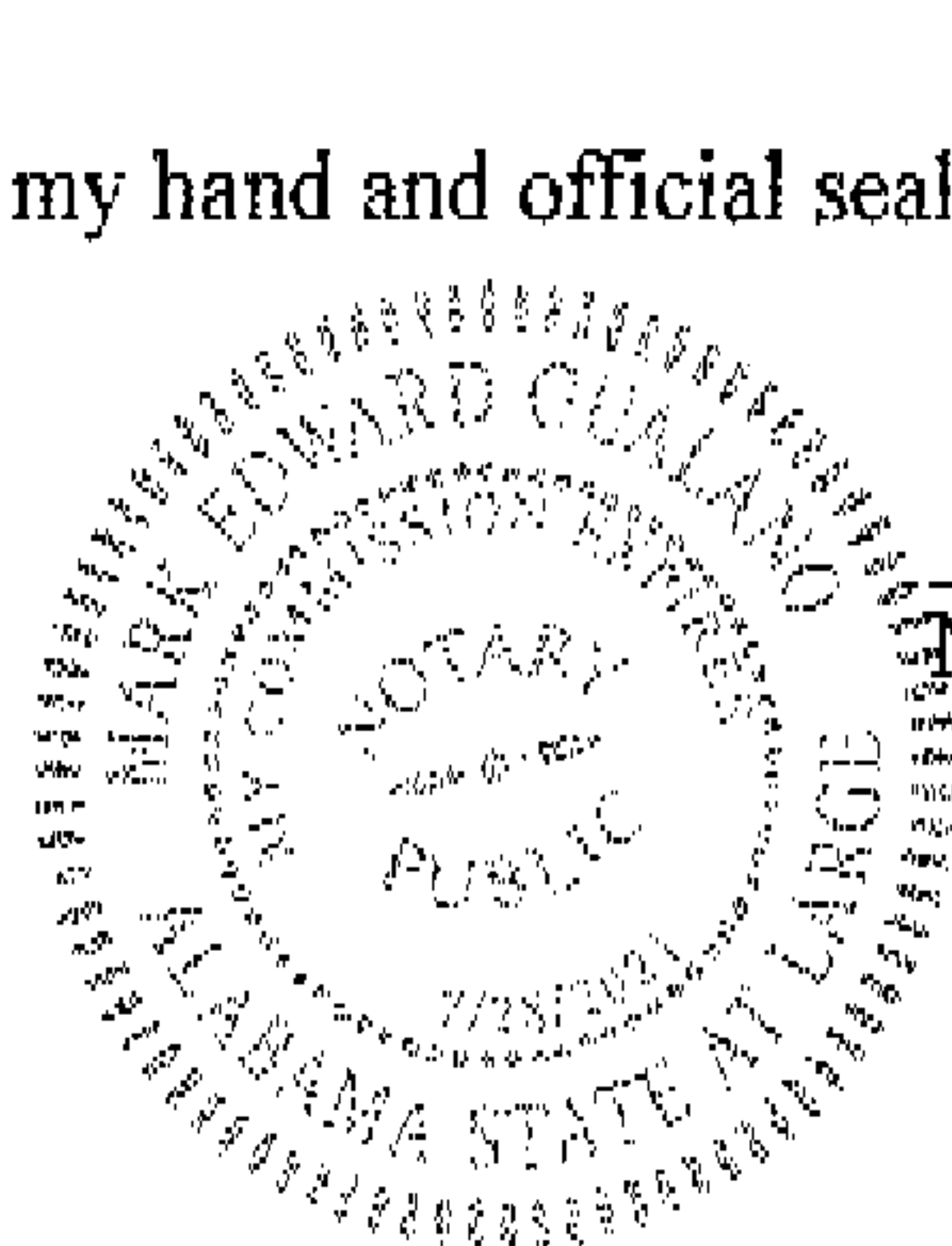
Jamie Ruth Hitch

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Ben Bryan Hitch, III** and **Jamie Ruth Hitch**, whose names are signed to the foregoing conveyance, and who are known to me, 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 May, 2019.



Notary Public

My commission expires: 7/28/21

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ben Bryan Hitch III</u> <u>Jamie Ruth Hitch</u>	Grantee's Name	<u>Ben Bryan Hitch III</u> <u>Jamie Ruth Hitch</u>
Mailing Address	<u>6270 Black Creek Loop N.</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>6270 Black Creek Loop N.</u> <u>AL Hoover, AL 35244</u>
Property Address	<u>6270 Black Creek Loop. N</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>May 28, 2019</u>
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>1/2 of \$325,000.00 (2019) \$162,500.</u>

100% of the property lies solely in
Shelby County, Alabama.

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 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 (i).

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 May 28, 2019

Print

Ben Bryan Hitch III

Unattested

Sign

[Signature]

(verified by)

(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
06/05/2019 09:31:03 AM
\$22.00 CHERRY
20190605000193810

Alicia S. Bayl