

20190612000207120  
06/12/2019 12:03:42 PM  
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1075602

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**22 9 31 2 005 006.000**

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**GENERAL WARRANTY DEED**

Exempt from Recordation Tax. Ala. Code Sec. 40-22-1 (b)(2) to perfect title to real estate

Tina Hoggle who acquired title as Tina M. Steapleton, a single woman, now married to Jeffrey Hoggle, hereinafter grantor, whose tax-mailing address is **231 BEDFORD LANE, CALERA, AL 35040**, for \$1.00 (One dollar and no cents) in consideration paid, grants, with general warranty covenants to Tina Hoggle, hereinafter grantee, whose tax mailing address is **231 BEDFORD LANE, CALERA, AL 35040**, the following real property in Shelby County, Alabama:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **20031006000669320** recorded on **10/06/2003**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on MAY 21, 2019:

Tina Hoggle who acquired title as Tina M. Steapleton  
Tina Hoggle who acquired title as  
Tina M. Steapleton

Jeffrey Hoggle  
Jeffrey Hoggle

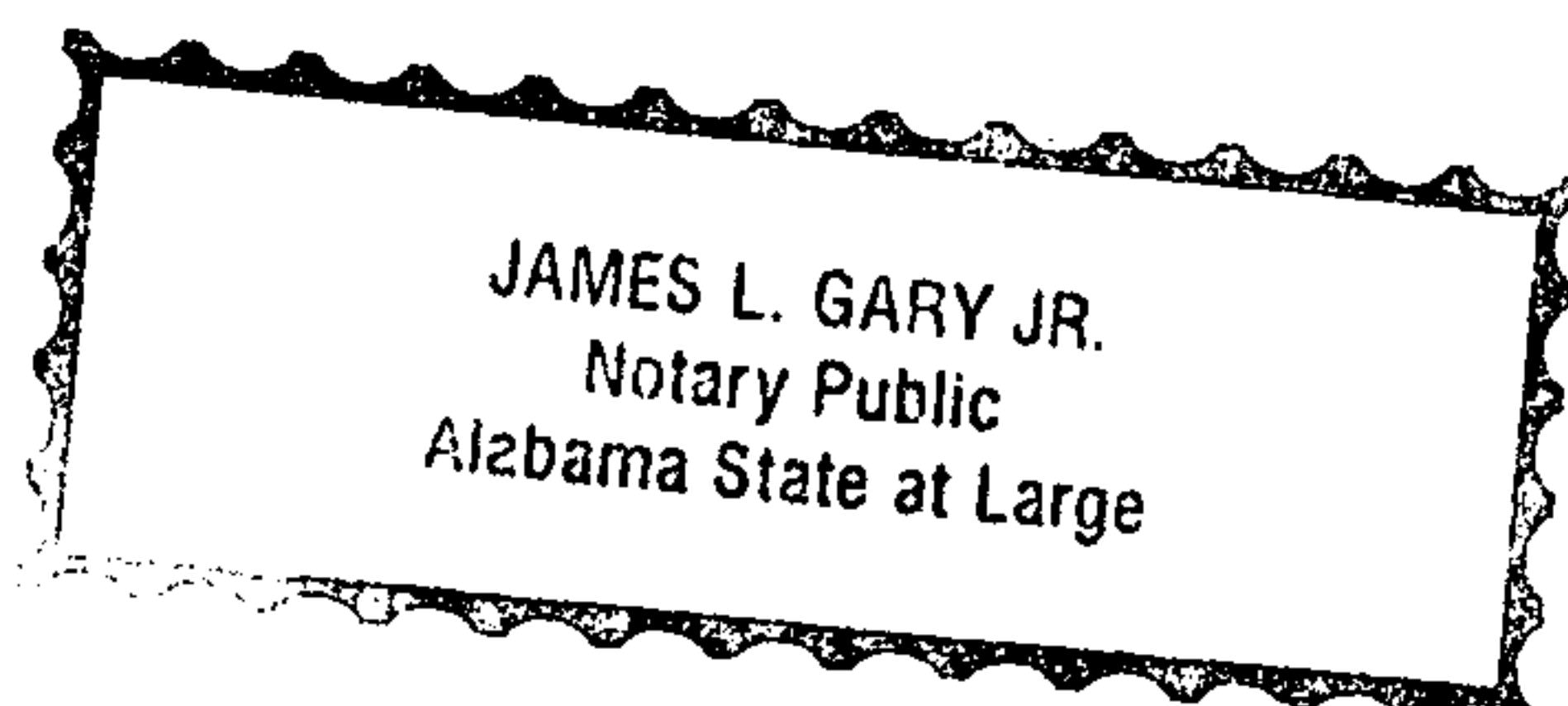
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tina Hoggle who acquired title as Tina M. Steapleton and Jeffrey Hoggle** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 21<sup>st</sup> day of MAY, 2019

Notary Public

my commission expires 7/22/19



**EXHIBIT A  
(LEGAL DESCRIPTION)**

Lot 706, according to the Survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

**PROPERTY ADDRESS 231 BEDFORD LANE, CALERA, AL 35040**

## Real Estate Sales Validation Form

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

Grantor's Name Tina Hoggle who acquired title as  
Tina M. Steapleton

Mailing Address 231 BEDFORD LANE, CALERA,  
AL 35040

Property Address 231 BEDFORD LANE, CALERA,  
AL 35040

Grantee's Name Tina Hoggle

Mailing Address 231 BEDFORD LANE,  
CALERA, AL 35040

Date of Sale 5/21/19

Total Purchase Price \$1,00

or

Actual Value \$

or

Assessor's Market Value \$161,100.00

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 Correct Name Due to Marriage

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 Norman Fitch

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(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  
06/12/2019 12:03:42 PM  
S26.00 CHERRY  
20190612000207120

*Allen S. Bayl*