

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Better Than Before Properties, LLC
717 Branch Lake Drive
Columbiana, Alabama 35051

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael Charles Stickley, Personal Representative of the Estate of Edwin M. Hardin, Deceased, Probate Case No. PR-2019-000529**, (hereinafter referred to as GRANTOR), whose address is 1069 Liberty Road, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Better Than Before Properties, LLC**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2, according to the Survey of Hardin Estates, as recorded in Map Book 51, page 86, in the Probate Office of Shelby County, Alabama.

Property Address: 189 Stevie Lane, Wilsonville, Alabama 35186

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

There are to be no mobile homes on subject property at any time.

Edwin M. Hardin was the surviving grantee of that certain deed recorded in Inst. No. 2002-1894 in the Probate Office of Shelby County, Alabama; the other grantee, Loraine W. Hardin, having died on February 9, 2012.

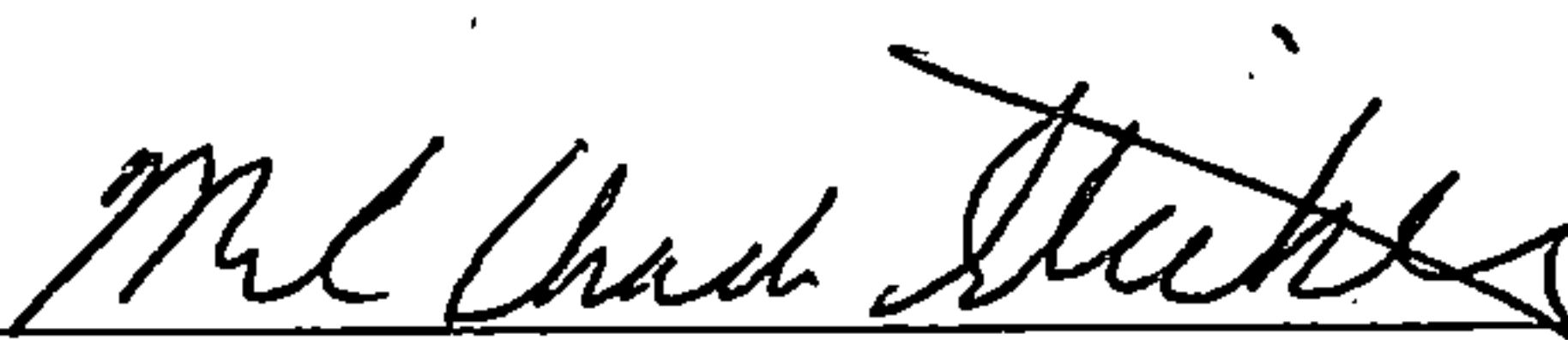
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 11th day of January, 2019.

Estate of Edwin M. Hardin, Deceased


20191122000435910 1/2 \$275.00
Shelby Cnty Judge of Probate, AL
11/22/2019 02:47:08 PM FILED/CERT

By: 
Michael Charles Stickley, Personal Representative

Shelby County, AL 11/22/2019
State of Alabama
Deed Tax: \$250.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael Charles Stickley, whose name as Personal Representative of the Estate of Edwin M. Hardin, Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he, as such Personal Representative and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of November, 2019.


NOTARY PUBLIC Katherine H. Watkins
My Commission Expires: 08/14/2021

Real Estate Sales Validation Form

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

Grantor's Name Estate of Edwin Hardin
Mailing Address 1069 Liberty Road
Chelsea, AL 35043

Grantee's Name Better Than Before Properties
Mailing Address 717 Branch Lake Drive
Columbiana, AL 35051

Property Address 189 Stevie Lane
Wilsonville, AL 35180

Date of Sale 11/22/19

Total Purchase Price \$ 250,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20191122000435910 2/2 \$275.00
Shelby Cnty Judge of Probate, AL
11/22/2019 02:47:08 PM FILED/CERT

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 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 11/22/19

Print Dawn Rasco

Sign

Dawn Rasco

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1