

Send Tax Notice to:  
Mr. and Mrs. Charles W. Hunt  
128 Mission Circle  
Alabaster, Alabama 35007

This instrument was prepared by:  
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

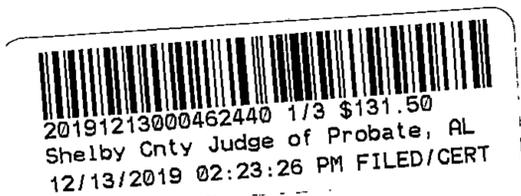
**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the said **HBH Company** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Charles W. Hunt** and wife, **Nelda L. Hunt** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of §23, Twp 21S, R3W, Shelby County, Alabama and run thence in a northerly direction along the W line of said 1/4 1/4 a distance of 460.45 feet to a point on the southerly right of way line of Shelby County Highway 80; thence turn an angle of 76° 31' 45" to the right and run in a northeasterly direction along said southerly right of way line a distance of 308.45 feet to the point of beginning of the property herein described: Thence turn an angle of 4° 23' 29" to the right and run in a northeasterly direction along the chord of a curve to the right having a central angle of 5° 02' 20", a radius of 2,230.86 feet, an arc distance of 196.19 feet to the PT of said curve; thence turn an angle of 2° 31' 10" to the right and continue along said southerly right of way line of said Highway 80 a distance of 143.06 feet to a point, thence turn an angle of 86° 02' 48" to the right and run in a southerly direction a distance of 318.28 feet to a point; thence turn an angle of 90° 33' 31" to the right and run in a westerly direction a distance of 350.00 feet to a point in the center of an existing 20 foot access easement as shown and described on a survey dated October 25, 1986 and titled "Hawkins boundary survey in Ellitsville, Alabama," done by Joseph Conn, Jr., Alabama registered #9049; thence run in a northerly direction along the centerline of an existing gravel driveway a distance of 268.92 feet to the point of beginning, containing 2.5 acres, according to a survey of 30 December 1986 by Joseph E. Conn, Jr., Alabama Registered Land Surveyor #9049.

HBH Company was an Alabama general partnership, consisting of Charles W. Hunt, Bill C. Bivens, Jr., and H. Lynn Hill. Bill C. Bivens, Jr. transferred all of his interest in the partnership to Charles W. Hunt on July 16, 1991, and H. Lynn Hill transferred all of his interest in the partnership to Charles W. Hunt on July 16, 1992. Consequently, Charles W. Hunt has been the sole partner and owner since he acquired said interests on said dates.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.



Shelby County, AL 12/13/2019  
State of Alabama  
Deed Tax: \$103.50

And the said Grantor does for itself, its successors and assigns, and any heirs, executors, administrators, covenant with the said Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns, heirs, executors and administrators, shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HBH Company by its sole partner and owner, who is authorized to execute this conveyance, has hereunto set its signature and seal this 13 day of December, 2019.

HBH COMPANY

HBH Company

By: Charles W. Hunt

Its: Sole Partner & Owner

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Hunt, whose name as partner and owner of HBH Company 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 conveyance, he, in his capacity as such partner and owner, executed the same voluntarily on the day the same bears date.

Given under my hand this 13<sup>th</sup> day of December, 2019.

Kim M. Foster  
Notary Public

My Commission Expires: 1-3-23

  
20191213000462440 2/3 \$131.50  
Shelby Cnty Judge of Probate, AL  
12/13/2019 02:23:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name HBH Company
Mailing Address 128 Mission Circle
Alabaster, Alabama 35007

Grantee's Name Charles W. Hunt and wife,
Mailing Address Nelda L. Hunt
128 Mission Circle
Alabaster, Alabama 35007

Property Address 1608 Mission Hills Road
Alabaster, Alabama 35007

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 103,050.00



Shelby Cnty Judge of Probate, AL
12/13/2019 02:23:26 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 Property Tax Commissioner

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 12-13-19

Print CHARLES W HUNT

Unattested
Kimi M. Foster
(verified by)

Sign Charles W Hunt
(Grantor/Grantee/Owner/Agent) circle one