

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Curtis D. Motes
98 Pintaro Dr.
Montevallo, AL 35115

20200113000017950
01/13/2020 02:49:05 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars (\$124,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Curtis D. Motes (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 22 South, Range 3 West, thence S 00°00'04" E and along the East line of said 1/4 - 1/4 Section 179.89 feet; thence S 20°23'28" W and run 143.49 feet; thence S 13°56'06" W and run 102.69 feet; thence N 65°57'29" W 311.68 feet to the Point of Beginning; thence S 84°49'42" W and run 292.42 feet; thence N 15°34'00" E and run 78.14 feet; thence N 85°53'43" W and run 547.65 feet; thence N 0°18'27" E and run 49.18 feet; thence N 04°37'13" W and run 92.28 feet; thence N 02°12'37" E and run 112.76 feet; thence N 36°11'48" E and run 16.40 feet; thence N 36°11'27" E and run 81.72 feet; thence S 86°58'36" E and run 74.87 feet; thence N 87°51'40" E and run 634.98 feet; thence S 0°00'00" W and run 252.36 feet; thence S 15°26'39" E and run 195.59 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Together with the following easement for ingress and egress.

A thirty (30) foot easement for ingress and egress being more particularly described as follows:
Commence at an axle marking the NE corner of the NE 1/4 of NW 1/4 of Section 8, Township 22 South, Range 3 West, South 00 degrees 29 minutes 31 seconds East 180.04 feet along the East line of said forty to a 5/8" rebar, thence leaving said forty line South 20 degrees 09 minutes 19 seconds West 143.13 feet to a 5/8" rebar on the Westerly right of way to Shelby County Highway #17 (80 foot right of way), thence South 13 degrees 37 minutes 41 seconds West 102.72 feet along said right of way to a 1/2" rebar capped (Moore CA0243), said point being the point of beginning, being 30 feet Northeast of the following described line, leaving said right of way North 66 degrees 15 minutes 26 seconds West 311.71 feet to a 1/2" rebar capped (Moore CA0243) and the end of said easement.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

INCLUDING A 2002 BENCHMARK MOBILE HOME VIN # ALFRG47111454A AND ALFRG47111454B.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$118,655.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8th day of January, 2020.

Estate of Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388

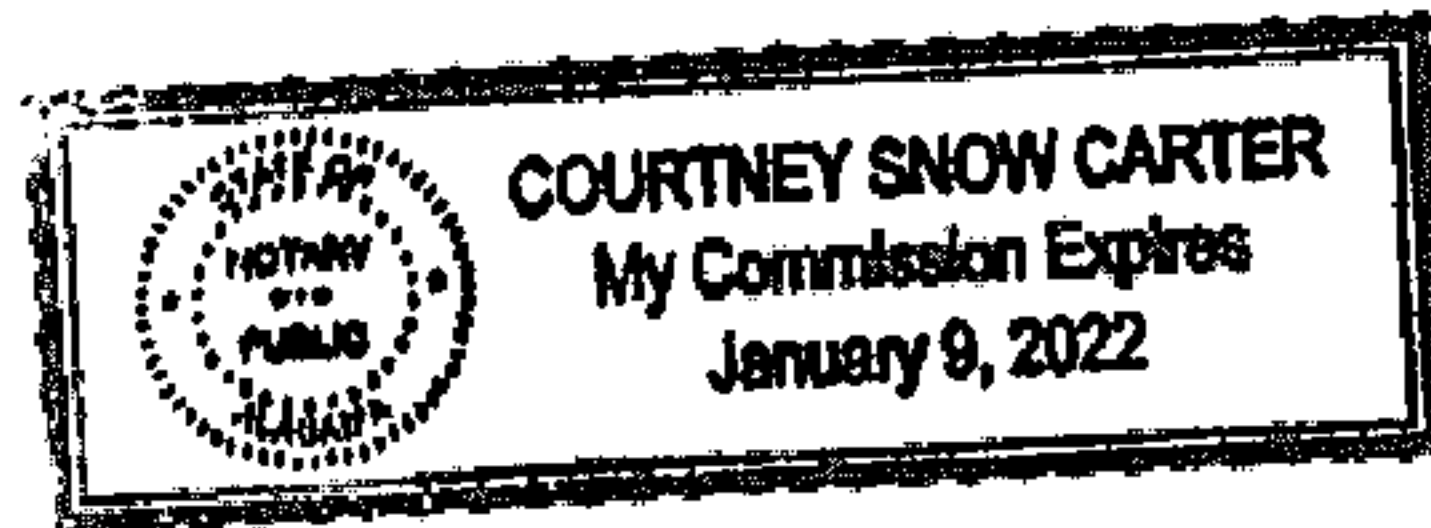
BY: [Signature]
Julie A. McKinney
Personal Representative

BY: [Signature]
Alicia E. Hubbard
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie A. McKinney whose name as Personal Representative for The Estate of Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388 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 she executed the same voluntarily and in her capacity as Personal Representative on the day the same bears date.

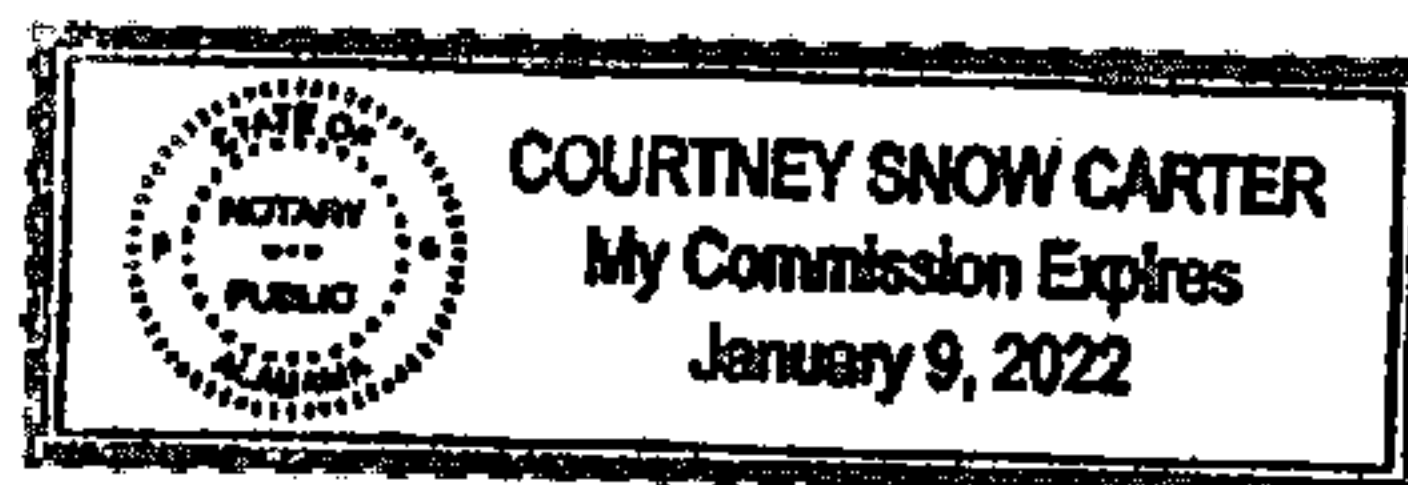
Given under my hand and official seal on 8th day of January, 2020.
[Signature]
Notary Public
My commission expires:



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alicia E. Hubbard whose name as Personal Representative for The Estate of Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388 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 she executed the same voluntarily and in her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 8th day of January, 2020.
[Signature]
Notary Public
My commission expires:



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 Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388	Grantee's Name	Curtis D. Motes
Mailing Address	98 Pintaro Dr. Montevallo, AL 35115	Mailing Address	98 Pintaro Dr. Montevallo, AL 35115
Property Address	98 Pintaro Dr. Montevallo, AL 35115	Date of Sale	January 9, 2020
		Total Purchase Price	\$124,900.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ Closing Statement	

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 - Estate of Karan Elizabeth Hurst, Shelby County Probate Case No. PR-2019-000388, 98 Pintaro Dr., Montevallo, AL 35115.

Grantee's name and mailing address - Curtis D. Motes, 98 Pintaro Dr., Montevallo, AL 35115.

Property address - 98 Pintaro Dr., Montevallo, AL 35115

Date of Sale - January 9, 2020.

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: January 9, 2020

Sign *Curtis D. Motes*
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2020 02:49:05 PM
\$34.50 MISTI
20200113000017950

Alicia S. Bayl