

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-26010

Send Tax Notice To: Catherine Jordan
929 Mimosa Rd.
Leeds, AL 35094

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Four Thousand Nine Hundred Dollars and No Cents (\$154,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sanford D. Hatton, Jr. as Conservator for the Estate of Nancy J. Mullins a protected person PR 2017-000440 in the Probate Office Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Catherine Jordan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 929 Mimosa Rd., Leeds, AL 35094**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

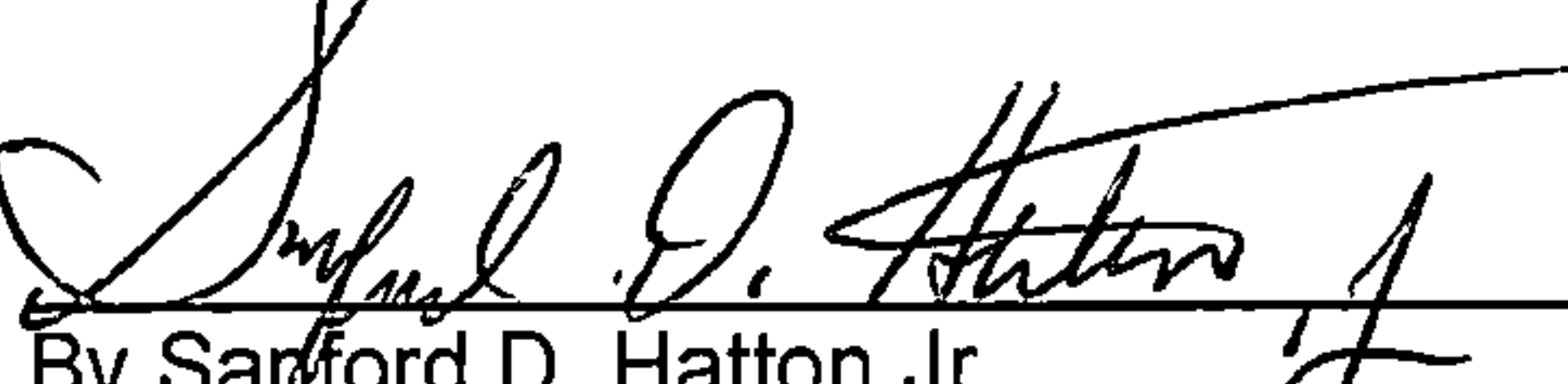
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$152,093.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of February, 2020.

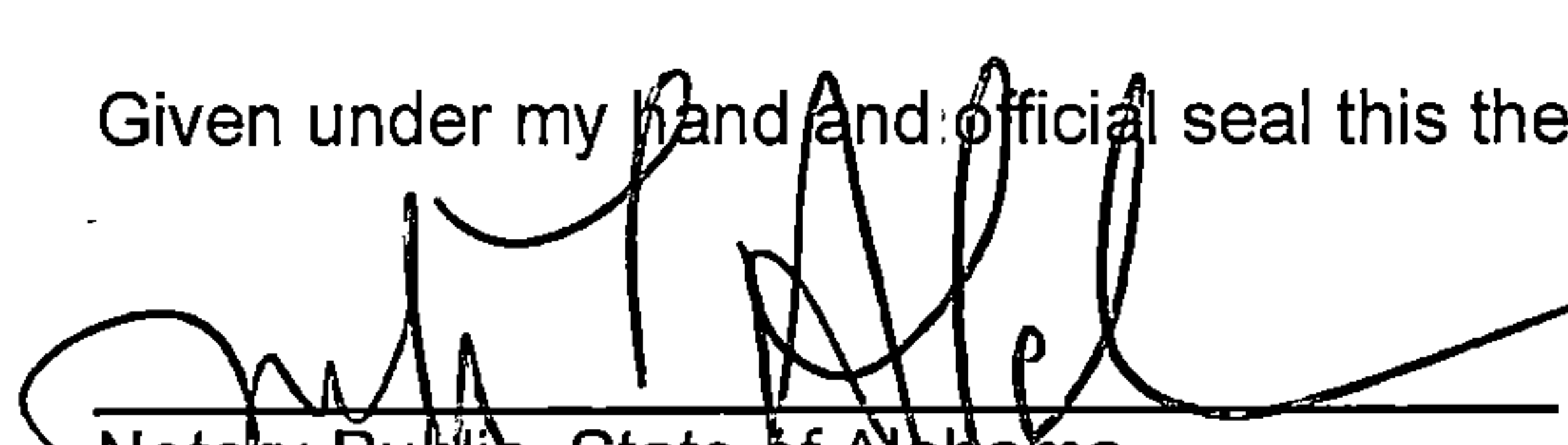

By Sanford D. Hatton Jr.
Conservator for Nancy J. Mullins

State of Alabama

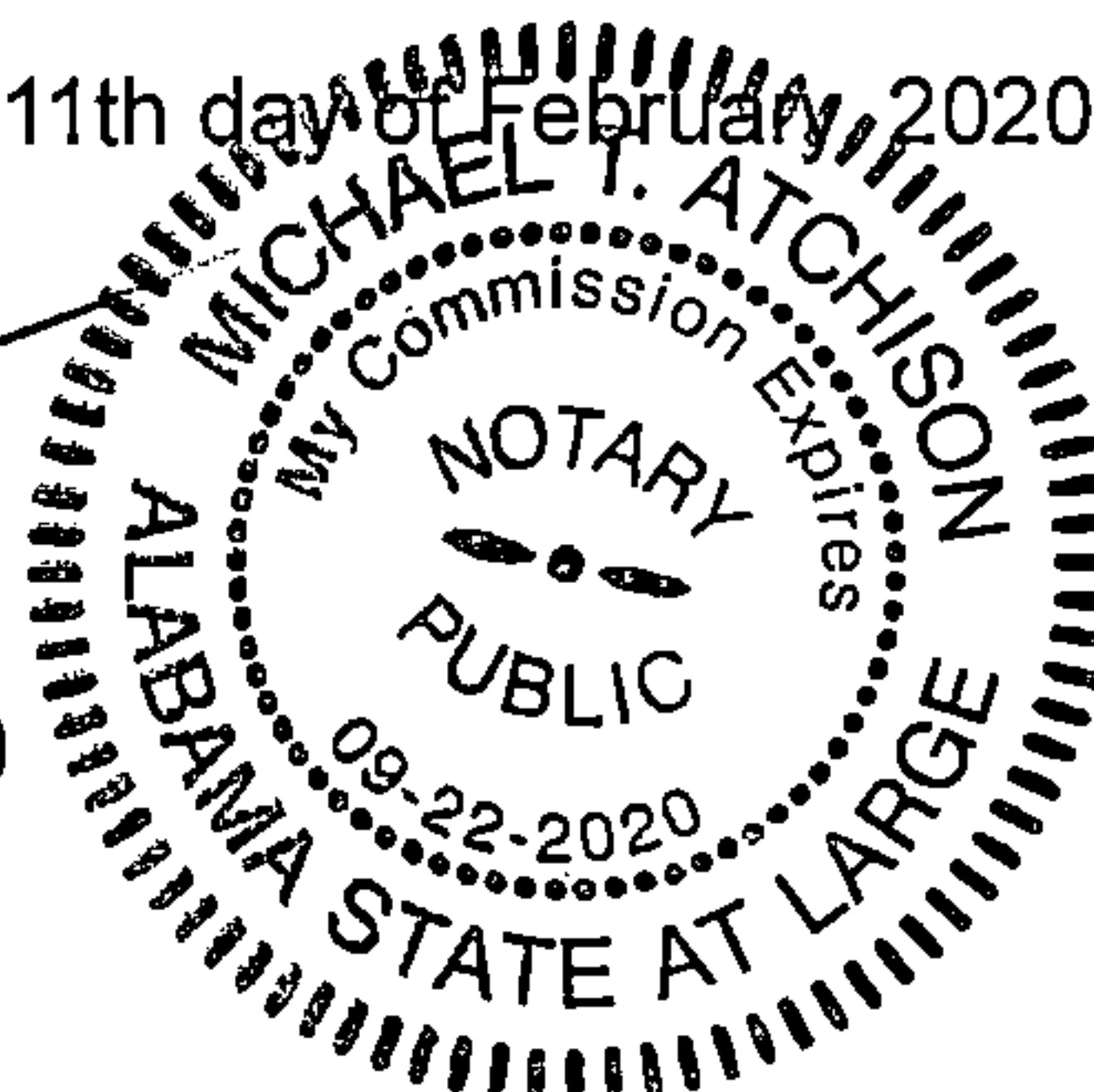
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Sanford D. Hatton, Jr. as Conservator for the Estate of Nancy J. Mullins a protected person PR 2017-000440 in the Probate Office Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of February, 2020.


Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 22, 2020




20200212000058350 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:00 AM FILED/CERT

Shelby County, AL 02/12/2020
State of Alabama
Deed Tax: \$3.00

EXHIBIT "A"
LEGAL DESCRIPTION

From the North-East corner of the South-East 1/4 of the North-East 1/4 of Section 33, Township 17 South, Range 1 East, go West along 1/4-1/4 Section Line, One- Thousand Four-Hundred Seventy-Eight point Seventy-Four (1,478.74 FT.) feet for Point of Beginning, thence, continue along same line Seven-Hundred Twenty Feet (720 ft.); thence, turn left 112°21' six-hundred forty point four feet (640.4 FT.) to right-of-way of County Road, thence left along said Right-Of-Way 113°16', a chord distance of four-hundred twenty feet (420 ft.); thence, left, 50°51', two-hundred forty feet (240 ft.); thence, right 91°05', two-hundred nine feet (209 ft.); thence 91°05' left, fifty-three feet (53 ft.) to Point of Beginning. Lying in the South-West 1/4 of the North-East 1/4 of Section 33, Township 17 S, Range 1 East. Situated in Shelby County, Alabama.



20200212000058350 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:00 AM 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 Sanford D. Hatton, Jr. as
Conservator for the Estate of Nancy
J. Mullins a protected person PR
2017-000440 in the Probate Office
Shelby County, Alabama

Mailing Address _____

Property Address 929 Mimosa Rd.
Leeds, AL 35094



20200212000058350 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:00 AM FILED/CERT

Grantee's Name Catherine Jordan

Mailing Address 929 Mimosa Rd.

Leeds, AL 35094

Date of Sale February 11, 2020
Total Purchase Price \$154,900.00

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
XX 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 - 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.

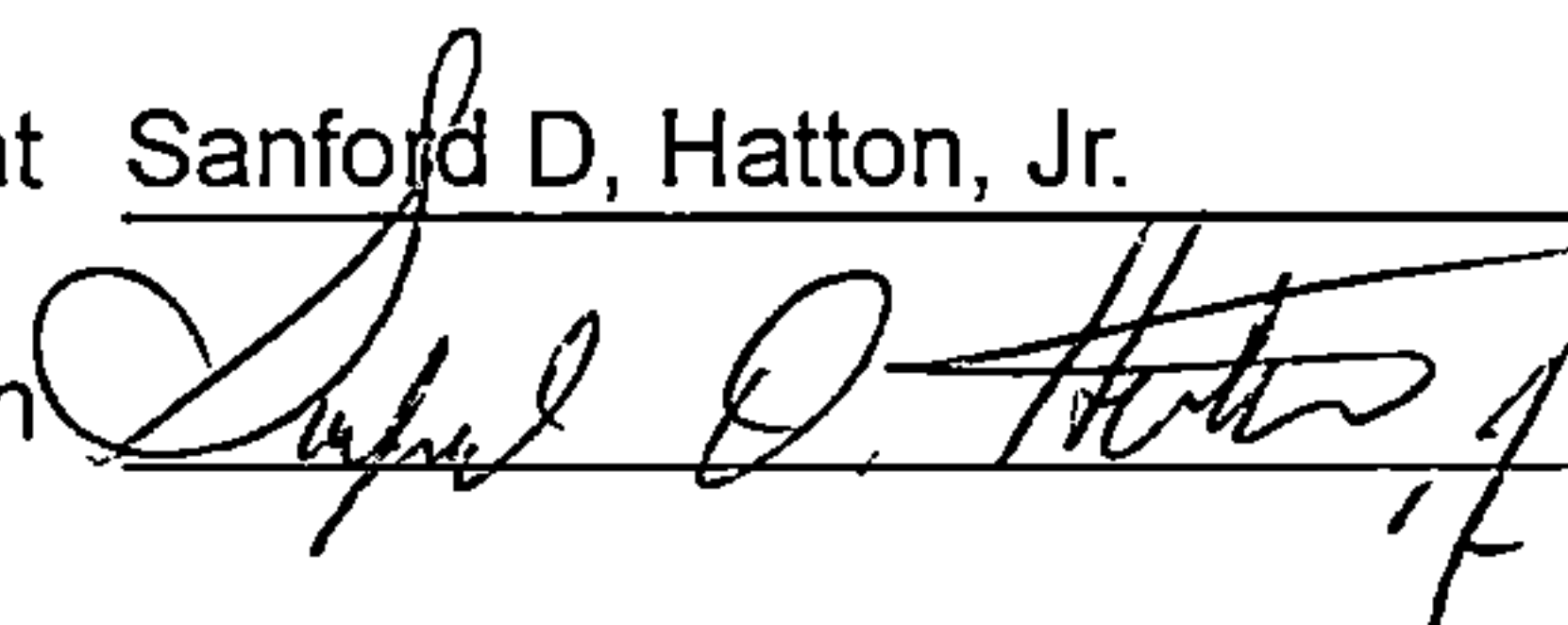
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (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 February 11, 2020

_____ Unattested _____

Print Sanford D. Hatton, Jr.

Sign  _____

Form RT-1