

20200309000091400
03/09/2020 10:51:10 AM
DEEDS 1/4

Return to: Lakeside Title & Escrow LLC, 854 Wren Road, Goodlettsville, TN 37072

Reference Number: 20-4013AL

Mail Tax Statements to:

Daniel Nugent and Svetlana Nugent, 120 Aviators View Drive, Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

ERIC HAUGSETH, a married man, whose mailing address is 5233 Rustic Way, Old Hickory, TN 37138, hereinafter referred to as "Grantor"

and

DANIEL NUGENT and SVETLANA NUGENT, husband and wife, whose mailing address is 120 Aviators View Drive, Alabaster, AL 35007, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Forty-Eight Thousand and 00/100 Dollars (\$48,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lot 14, according to the survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Eric Haugseth, by deed from Carol Hostettler, a married woman, dated 09/16/2016 filed and recorded 09/19/2016 of record as Instrument No. 20160919000340600, in the Office of the Judge of Probate for Shelby County, Alabama.

Property Address: Lot 14 Baron Drive, Chelsea, AL 35043

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.


THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed ✓ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 3RD day of March, 2020.

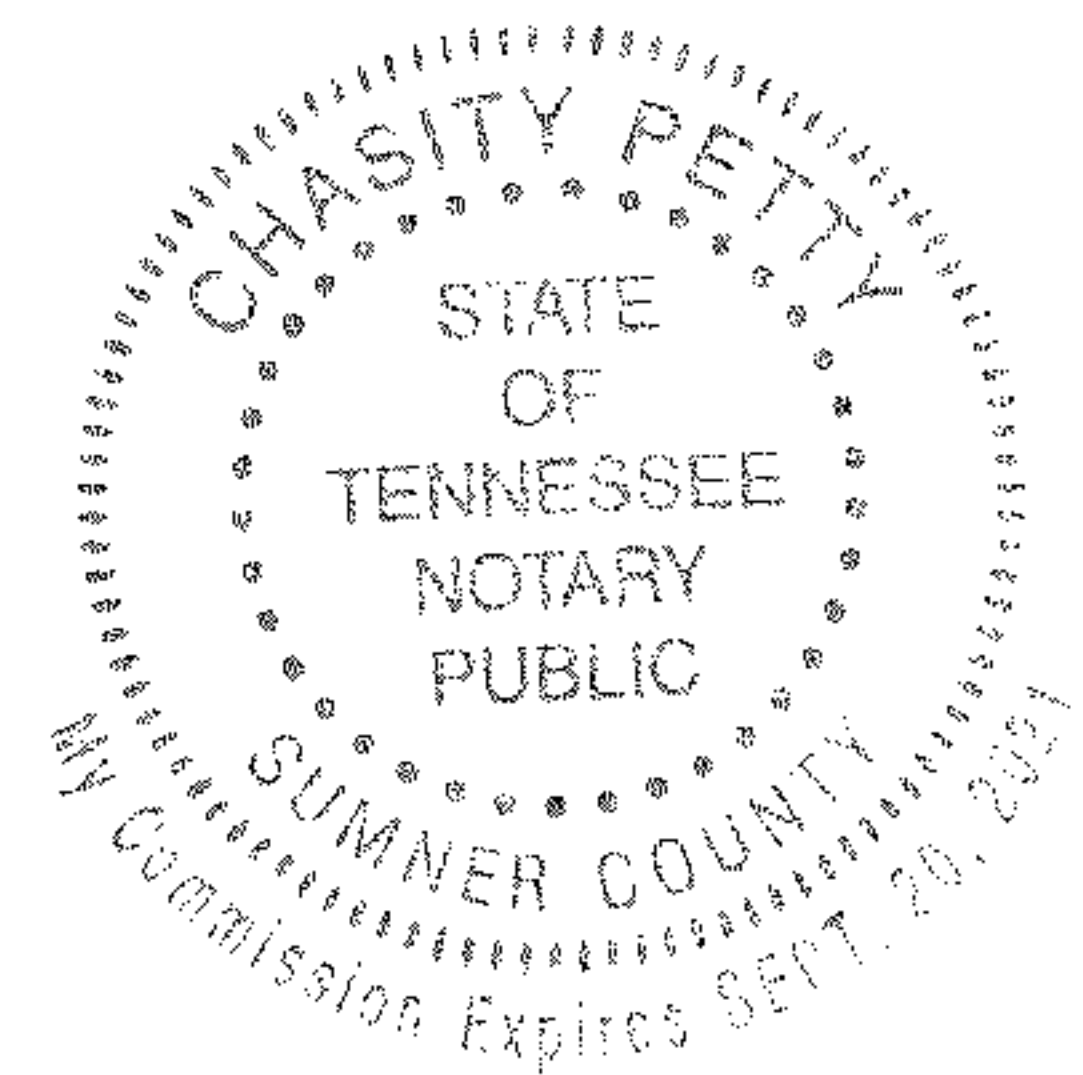

ERIC HAUGSETH

STATE OF ^{TN} ~~ALABAMA~~
COUNTY OF Davidson

I, the undersigned Notary Public in and for said County and State, hereby certify that ERIC HAUGSETH, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 3rd day of March, 2020.

Chasity Petty
Notary Public
Chasity Petty
Print Name
My Commission expires: 9-20-2021



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Eric Haugseth, 5233 Rustic Way, Old Hickory, TN 37138

Grantee's address:
Daniel Nugent and Svetlana Nugent, 120 Aviators View Drive, Alabaster, AL 35007

Real Estate Validation Form

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

| | | | |
|------------------|-----------------------|-------------------------|-------------------------|
| Grantor's Name | Eric Haugseth | Grantee's Name | Daniel Nugent |
| Mailing Address | 5233 Rustic Way | Mailing Address | 120 Aviators View Drive |
| | | | |
| | Old Hickory, TN 37138 | | Alabaster, AL 35007 |
| Property Address | Lot 14 Baron Drive | Date of Sale | 3/03/2020 |
| | Chelsea, AL 35043 | Total Purchase Price | \$ 48,000.00 |
| | | 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 on) (Recordation of documentary evidence is not required)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

| | | | |
|-------------------------------------|---------------|-------|--|
| Date | 3/03/2020 | Print | Melissa Turck |
| <input type="checkbox"/> Unattested | | Sign | Melissa Turck |
| | (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
03/09/2020 10:51:10 AM
\$79.00 MIST
20200309000091400

Alex S. Bayl