

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronnie L. Hunt
114 Pine Tree Circle
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY SEVEN THOUSAND AND NO/00 DOLLARS (\$47,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robbie L. Hunt and Dawn W. Hunt, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Ronnie L. Hunt and Sherry F. Hunt** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

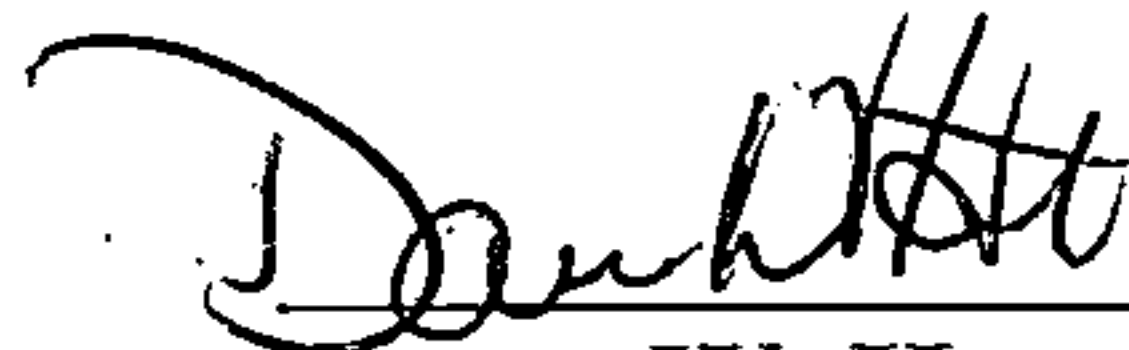
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of March, 2020.

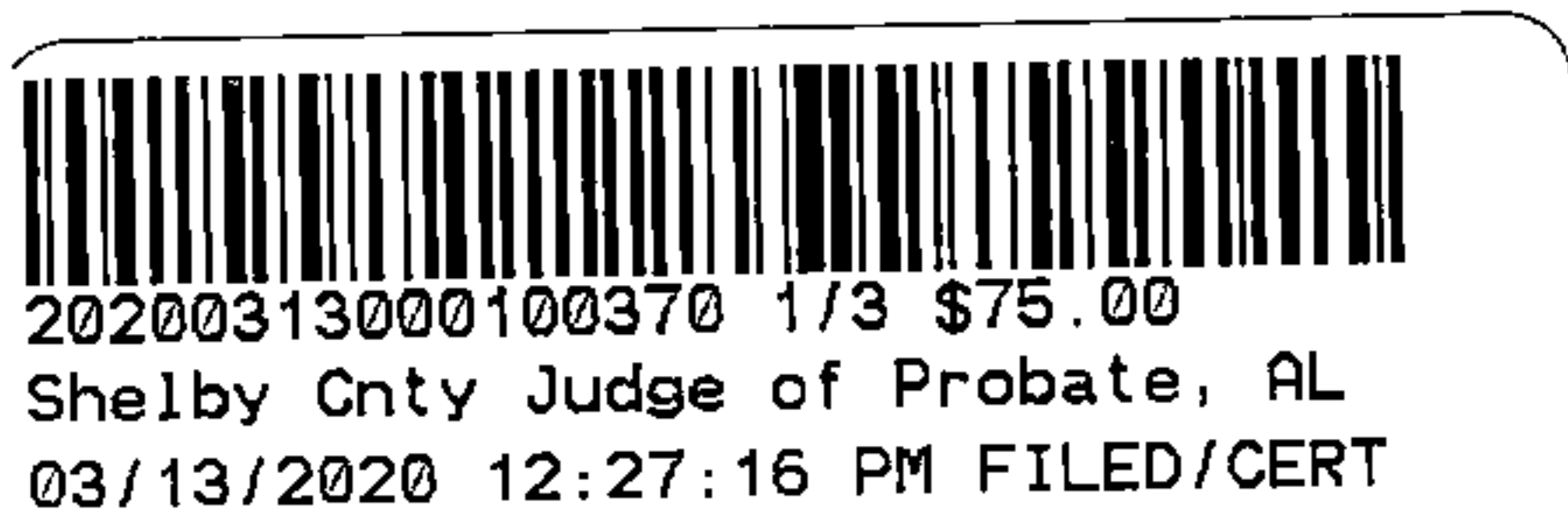

Robbie L. Hunt


Dawn W. Hunt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Robbie L. Hunt and Dawn W. Hunt**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2020.




Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 03/13/2020
State of Alabama
Deed Tax: \$47.00



EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence proceed south 86 degrees 30 minutes West (MB) for a distance of 420.43 feet to a point (iron pin) located at the back conc. curb on East margin of North Main Street; thence turn an angle of 89 degrees 35 minutes to the left and proceed South 3 degrees 05 minutes East (MB) along said East margin of North Main Street for a distance of 304.46 feet to a point; thence turn an angle of 9 degrees 13 minutes to the left and proceed south 3 degrees 18 minutes East (MB) along the said East margin of North Main Street for a distance of 553.27 feet to a point (iron pin); thence turn an angle of 9 degrees 32 minutes to the left and proceed South 3 degrees 50 minutes East (MB) along said East margin of North Main Street for a distance of 6.20 feet to a point; thence turn an angle of 94 degree 25 minutes to the left and proceed for a distance of 5.40 feet to a point; thence turn an angle of 94 degrees 25 minutes to the right and proceed south 3 degrees 50 minutes East (MB) along the East edge of conc. sidewalk for a distance of 241.63 feet to a point; thence turn an angle of 97 degrees 05 minutes 30 seconds to the left and proceed along the North margin of Carters Lane for a distance of 417.72 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 82 degrees 43 minutes 30 seconds to the left and proceed along an old established fence for a distance of 245.44 feet to a point (being offset 6.94 feet North of old branch center); thence turn an angle of 97 degrees 13 minutes to the left and proceed for a distance of 124.00 feet to a point (said point being offset 4.37 feet North of branch); thence turn an angle of 85 degrees 28 minutes to the left and proceed for a distance of 244.37 feet to a point; thence turn an angle of 94 degrees 35 minutes 30 seconds to the left and proceed along the North margin of Carters Lane for a distance of 112.50 feet to the point of beginning.



20200313000100370 2/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/13/2020 12:27:16 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 Robbie L. Hunt
Mailing Address 114 Pine Tree Circle
Columbiana, AL 35051

Grantee's Name Ronnie L. Hunt
Mailing Address 114 Pine Tree Circle
Columbiana, AL 35051

Property Address Carters Lane
Columbiana, AL

Date of Sale 3-13-2020
Total Purchase Price \$ 47,000.00
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 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 _____

Print Robbie L. Hunt

Sign Robbie L. Hunt

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200313000100370 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
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ed by)

Form RT-1