

Send tax notice to:
Alan Douglas Hesseltine and Kelly J. Watson
492 Bent Creek Trace
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000267

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Timeless Homes, LLC, a limited liability company**, whose address is:

121 High Hampton Dr. Pelham AL 35124

(hereinafter referred to as "Grantor", whether one or more), by **Alan Douglas Hesseltine and Kelly J. Watson, husband and wife**, whose address is: **492 Bent Creek Trace, Chelsea, AL 35043** (hereinafter referred to as "Grantee" whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$361,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor, Timeless Homes, LLC, a limited liability Company, by Monty Bryant, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 22nd day of June, 2020.

Timeless Homes, LLC,
a limited liability Company


By: Monty Bryant
Its: Member


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monty Bryant, whose name as Member of Timeless Homes, LLC, a limited liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2020.

[NOTARIAL SEAL]




Notary Public
Print Name: Patrick Skyler Murphy
My Commission Expires: 6-19-22

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Timeless Homes, LLC</u>	Grantee's Name	<u>Alan Douglas Hesselstine and Kelly J. Watson</u>
Mailing Address	<u>121 High Hampton Drive</u>	Mailing Address	<u>492 Bent Creek Trace</u>
	<u>Pelham AL 35124</u>		<u>Chelsea AL 35043</u>
Property Address	<u>492 Bent Creek Trace</u>	Date of Sale	<u>6/22/2020</u>
	<u>Chelsea AL 35043</u>	Total Purchase Price	<u>\$ 380,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 6-23-2020Print Skyler MurphyUnattestedSign [Signature]

(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
 06/24/2020 08:42:58 AM
 \$47.00 CHARITY
 20200624000257890

Allen S. Bayl