

20200625000261210 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/25/2020 11:55:47 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Gary E. Perryman

110 Summerhill Drive

Columbiana, Alabama 35051

WARRANTY DEED

To Creek Legal
20200611000237670

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 Dollars (\$7,000.00), in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Adam Hotchkiss and Jamie Hotchkiss**, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto **Gary E. Perryman** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

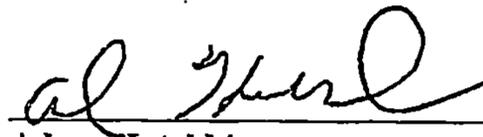
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEROF.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


Adam Hotchkiss (Seal)


Jamie Hotchkiss (Seal)

STATE OF ALABAMA

SHELBY COUNTY

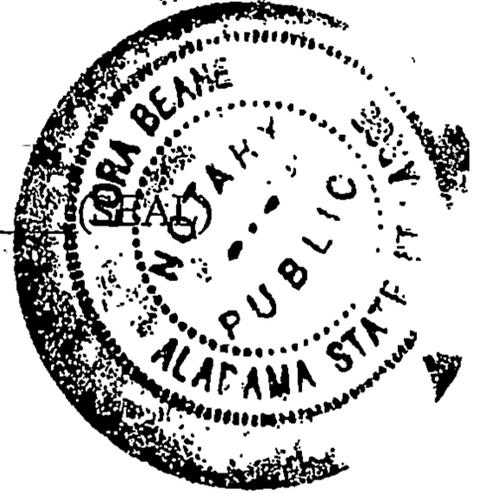
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Adam Hotchkiss and Jamie Hotchkiss**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of June, 2020.

Paul Beane

Notary Public

Commission Exp: 2/19/2024



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? Parcel #2

EXHIBIT 'A'

STATE OF ALABAMA

SHELBY COUNTY

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22 Township 21 South, Range 1 East, thence run Easterly along the south line thereof for 83.74 feet; thence 90 degrees 51 minutes 26 seconds left run Northerly 110.86 feet; thence 88 degrees 53 minutes left run Westerly 940.15 feet; thence 91 degrees 06 minutes 30 seconds left run Southerly 110.88 feet; thence 87 degrees 54 minutes 20 seconds left run Easterly 194.62 feet to a point on the south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section; thence 1 degree 14 minutes 42 seconds left run Easterly along said $\frac{1}{4}$ - $\frac{1}{4}$ line 661.84 feet to the Point of Beginning. Containing 2.43 Acres.

This is an out parcel (Parcel #2) of that certain real property described on that certain deed from Glenda H. Stewart and William W. Stewart, Jr. to Craig Thompson, Christina Thompson and Shelina Katherine Thompson dated February 15, 1995 and recorded February 24, 1995 at Book 1995, Page 04896 in the Probate Office of Shelby County, Alabama.

Also a 20' Easement for Ingress and Egress the centerline of which is described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East; then run Westerly along the south line thereof for 126.74 feet to the Point of Beginning; thence 90 degrees 15 minutes 33 seconds right run Northerly 111.79 feet to the point of Ending.



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Real Estate Sales Validation Form

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

Grantor's Name Adam and Jamie Hotchkiss
Mailing Address 601 Eagle Lane
Calera, Alabama 35040

Grantee's Name Gary E. Perryman
Mailing Address 110 Summerhill Drive
Columbiana, Alabama 35051

See Attachment "A"

Date of Sale 05-14-2020

Note: House has been destroyed by fire.

Total Purchase Price \$7,000.00

Actual Value \$

Assessor's Market Value \$



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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 XX Other: Deed

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 June 25 2020

Print Adam Hotchkiss Jamie Hotchkiss

Date June 25 2020

Print Gary E Perryman

Unattested

Larry Perryman (verified by)

Sign Gary E Perryman (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one