

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Sent Tax Notice to:
Justin Michael Deitsch
Mary Kaylen Deitsch
220 Rabbit Run Road
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Five Thousand Two Hundred Twelve And 30/100 (\$205,116.90) and other good and valuable considerations to the undersigned, Donnie Eugene Hardin and Eunika Laird Hardin, husband and wife (hereinafter referred to as the "Grantors"), in hand paid by Justin Michael Deitsch, and Mary Kaylen Deitsch, (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama:

A parcel of land located in the Southeast Quarter of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 4; thence run West along the South line of said Section 4 a distance of 1329.21 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet to the point of beginning; thence continue last course a distance of 455.40 feet; thence turn right 89 degrees 29 minutes 46 seconds a distance of 474.27 feet; thence turn right 90 degrees 30 minutes 14 seconds a distance of 463.10 feet; thence turn right 90 degrees 25 minutes 35 seconds a distance of 474.26 feet to the point of beginning.

TO HAVE AND TO HOLD to 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 thereby 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 the Grantors do, for their selves and their heirs and assigns, covenant with the said Grantees that Grantors are lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantees, their successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantors, have hereto set its signature and seal, this the 2nd day of September, 2020.

Donnie Eugene Hardin (SEAL)
Donnie Eugene Hardin

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnie Eugene Hardin, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of September, 2020.

Wendy La Minick
NOTARY PUBLIC
My Commission Expires: 12/14/21
AFFIX SEAL

Eunika Laird Hardin (SEAL)
Eunika Laird Hardin

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eunika Laird Hardin, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of September, 2020.

Wendy La Minick
NOTARY PUBLIC
My Commission Expires: 12/14/21
AFFIX SEAL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2020 09:14:01 AM
\$35.00 JESSICA
20200904000394080

Allen S. Bayl

20200904000394080 09/04/2020 09:14:01 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Donnie Eugene Hardin and Eunika
Laird Hardin

Mailing Address 220 Rabbit Run
Chelsea, AL 35043

Property Address 220 Rabbit Run Road
Chelsea, Alabama 35043

Grantee's Name Justin Michael Deitsch, Mary Kaylen
Deitsch

Mailing Address 220 Rabbit Run Rd
Chelsea AL 35043

Date of Sale 09/03/2020
Total Purchase Price \$205,116.90

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 09/03/2020

☐ Unattested

(verified by)

Print Justin Michael Deitsch

Sign Justin Michael Deitsch
(Grantor/Grantee/Owner/Agent) circle one