

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Heath Allen Trumbly
P.O. Box 1718
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **CHARLES W. HUNT and NELDA L. HUNT, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **HEATH ALLEN TRUMBLY** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

CHARLES W. HUNT is one and the same person as **CHARLES HUNT**.

NELDA L. HUNT is one and the same person as **NELDA HUNT**.


Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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.

In Witness Whereof, we have hereunto set our hands and seals this 10th day of September, 2020.


CHARLES W. HUNT


NELDA L. HUNT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLES W. HUNT and NELDA L. HUNT**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2020.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

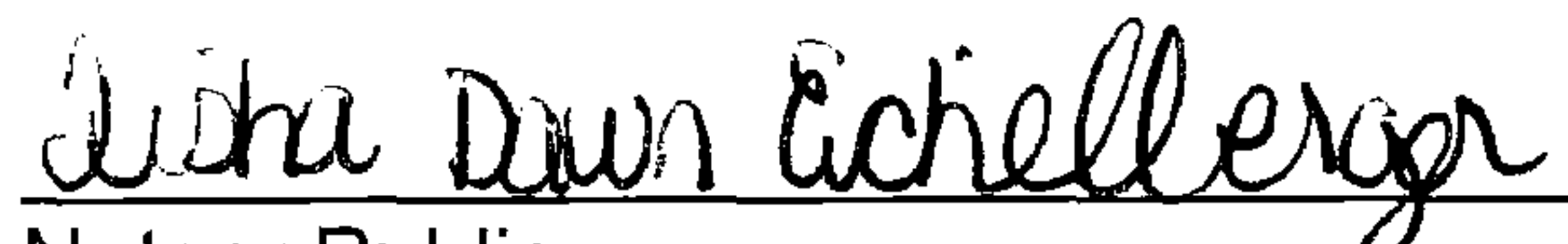

Notary Public
My Commission Expires: 10-19-2020

EXHIBIT "A"

A parcel of land in the NW 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Northerly along the West line of said 1/4-1/4 section 460.45 feet to a point on the Southerly right of way line of Shelby County Highway No. 80; thence turn 76°31'45" right and run Northwesterly 308.45 feet; thence turn 4°23'29" right and run 196 .0 4 feet to a point; thence turn 2°31'10" right and run 142.96 feet; thence turn 86°02'48" right and run 318.28 feet to the Point of Beginning of the property herein described; thence continue Southerly along last described course 205.58 feet; thence turn 97°04'34" right and run Westerly 205.79 feet; thence turn 72°37'37" right and run Northwesterly 79.18 feet; thence turn 9°56'43" left and run 43.91 feet; thence turn 11°08'05" right and run 28.06 feet; thence turn 19°03'13" right and run Northerly 53.04 feet; thence turn 84°45'21" right and run Easterly 229.62 feet to the Point of Beginning; being situated in Shelby County, Alabama.

PARCEL NO.: 23-6-23-3-001-007.000

ADDRESS: 1612 Mission Hills Parkway, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name	CHARLES W. HUNT	Grantee's Name	HEATH ALLEN TRUMBLY
Mailing Address	NELDA L. HUNT	Mailing Address	
	128 Mission Circle		P.O. Box 1718
	Alabaster, AL 35007		Alabaster, AL 35007
Property Address	1612 Mission Hills Road	Date of Sale	September 10, 2020
	Alabaster, AL 35007	Total Purchase Price \$	100,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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.

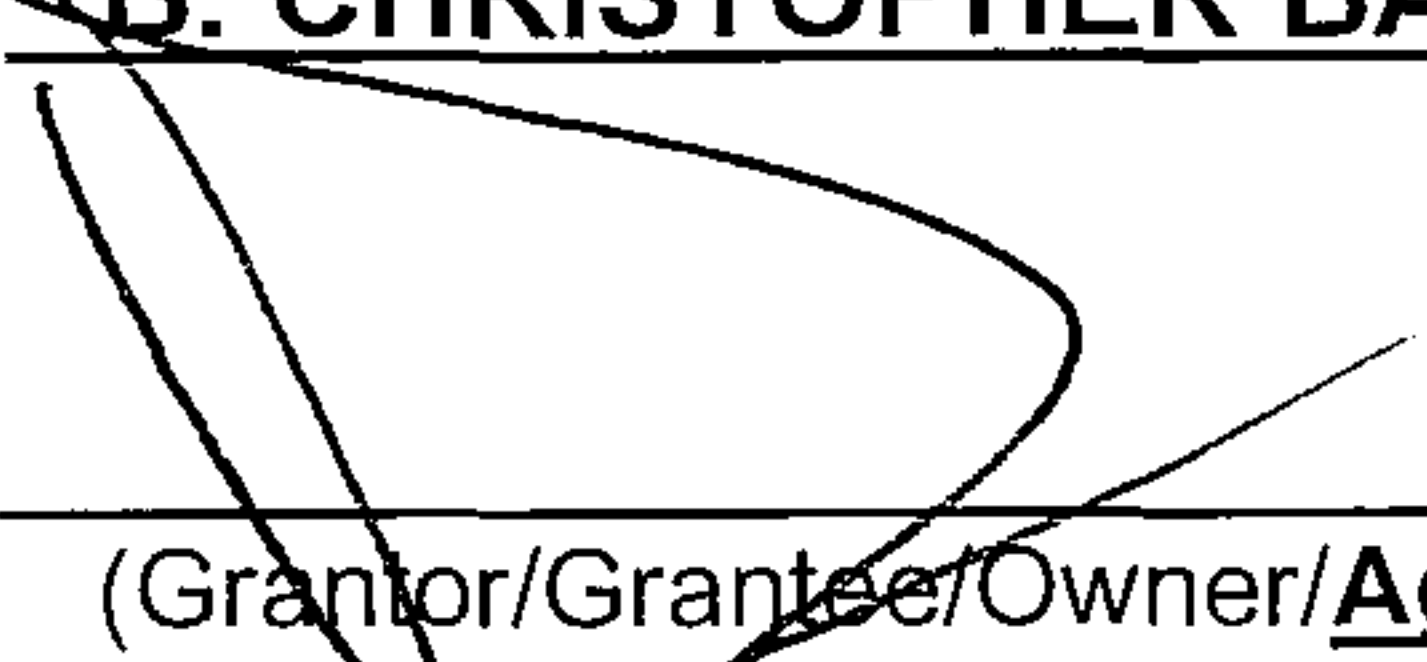
Date of Sale - the date on which interest to the property was conveyed.

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(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
09/21/2020 02:32:18 PM
\$128.00 JESSICA
20200921000423030

Allen S. Bayl