

20201008000457810
10/08/2020 02:30:17 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Brandon Hartselle and Nancy Bicking
Hartselle
713 Riverchase Parkway West
Hoover, Alabama 35244

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Five Thousand dollars & no cents (\$405,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jason S. Posey and Stephanica Paige Posey, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Brandon Hartselle and Nancy Bicking Hartselle

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 31, ACCORDING TO THE AMENDED MAP OF RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE NORTH PART OF LOT 30, RIVERCHASE WEST SUBDIVISION, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWESTERLY CORNER OF LOT 30, AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 30 FOR A DISTANCE OF 181.08 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30; THENCE 67°52'46" RIGHT AND IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 30 FOR A DISTANCE OF 6.73; THENCE 114°04' RIGHT IN A WESTERLY DIRECTION FOR A DISTANCE OF 183.72 FEET TO THE POINT OF BEGINNING.

\$368,618.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 7, Page 150.

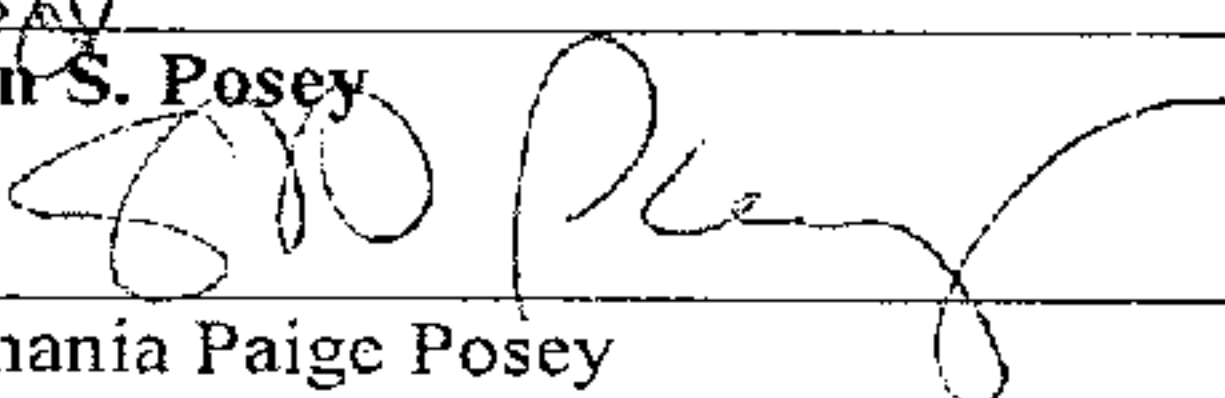
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **October 1, 2020**.



Jason S. Posey (Seal)



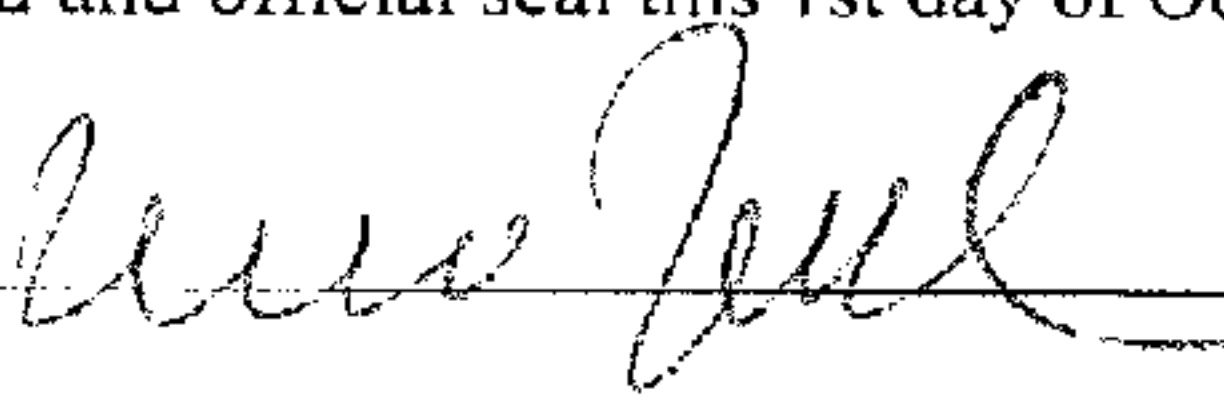
Stephania Paige Posey (Seal)

STATE OF ALABAMA

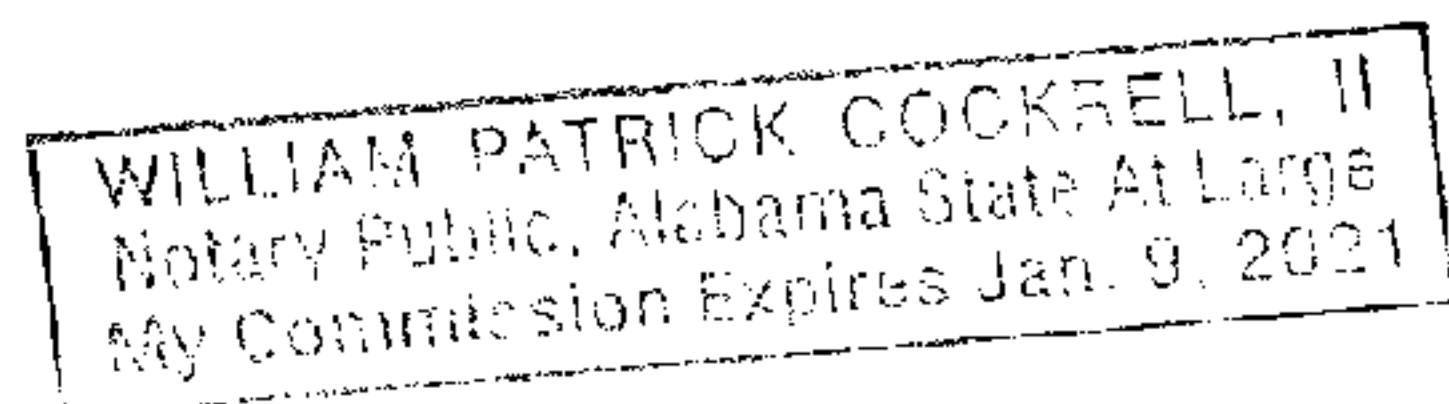
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason S. Posey and Stephania Paige Posey, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 1st day of October, 2020



Notary Public.
(Seal)
My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jason S. Posey and Stephania Paige Posey

Grantee's Name Brandon Hartselle and Nancy Bicking Hartselle

Mailing Address 2910 ASHby Lane

Hoover, Alabama 35226

Property Address 713 Riverchase Parkway West
Hoover, Alabama 35244

Mailing Address 713 Riverchase Parkway West

Hoover, Alabama 35244

Date of Sale 10/01/2020

Total Purchase Price \$405,000.00

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 of 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 10.1.2020

Print William Patrick Cochran
Brandon Hartselle

_____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2020 02:30:17 PM
\$64.50 CHERRY
20201008000457810

Allen S. Bayl